

The resident

January 2017

OLLIE PROUDLOCK

*On how global fashion
can work locally*

Luxurious ways
to add comfort
to your home

HEALTH MATTERS

*Why west London's gyms
and spas lead the way*

CHELSEA COOL

Exploring the evolution of the royal borough

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£1,750,000 Freehold



A very rare Georgian house with fantastic proportions and well modernised throughout.

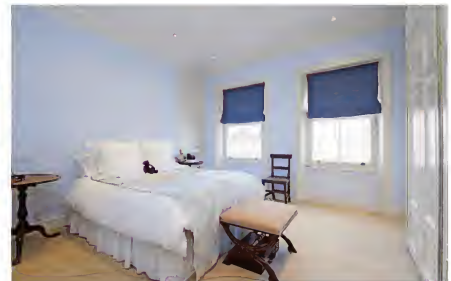
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JANUARY 2017

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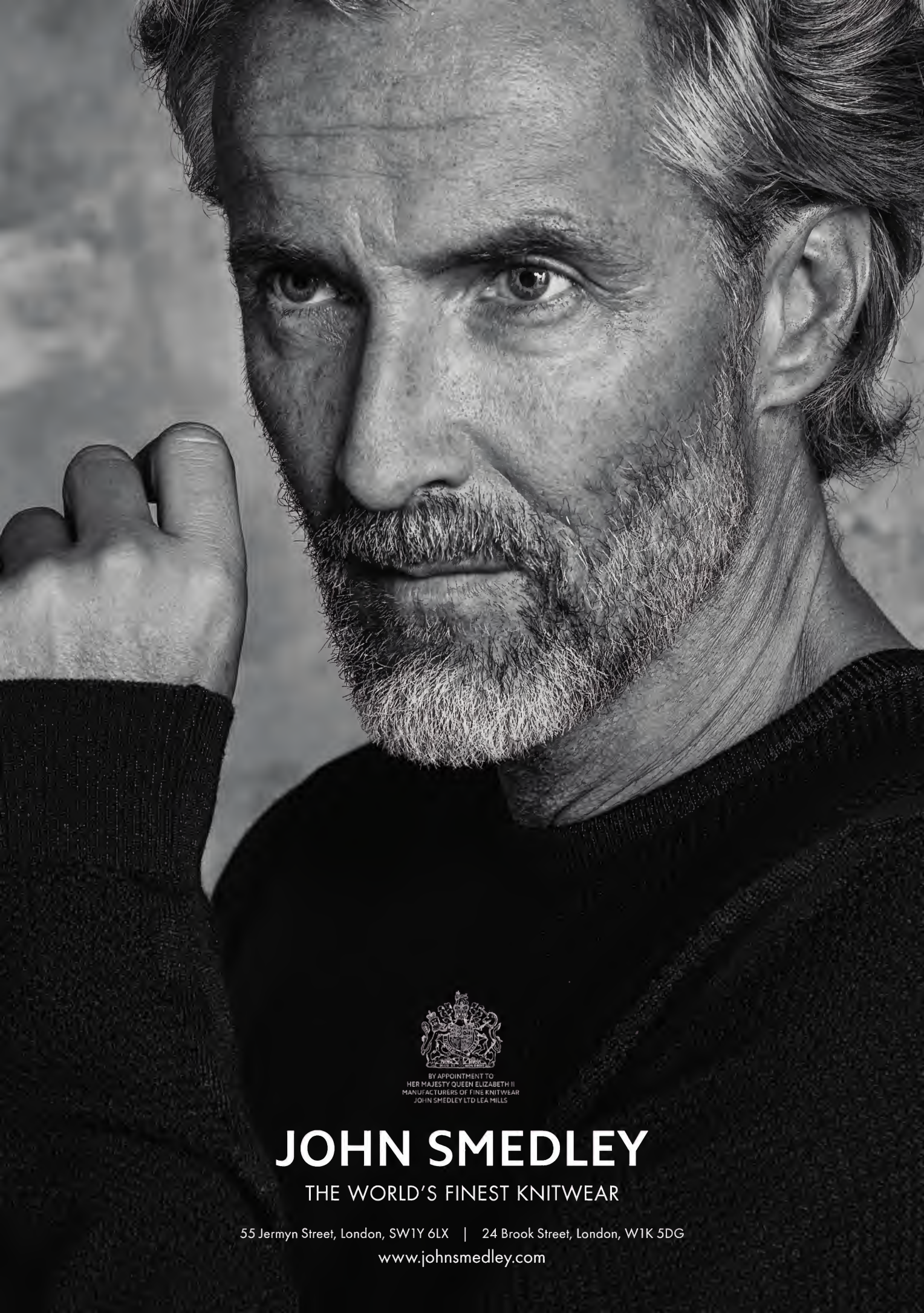
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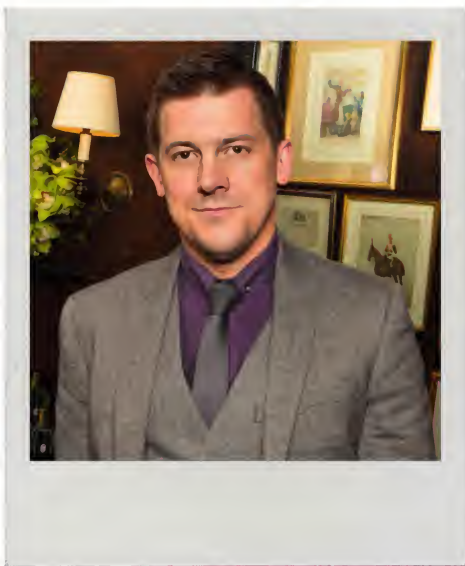
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Letter from the EDITOR



When you think of Prime Central London, often the first thing that springs to mind is luxury. Wherever you tend to go in Chelsea, Knightsbridge, Kensington or Mayfair, you are greeted by glistening shops, restaurants featuring the names of the world's top chefs, and a property portfolio that continues to have the power to stun and surprise. The global leaders in design are based here, so that's little surprise.

What perhaps goes under the radar, however, is the desire to maintain this area's rich history. Take Chelsea, for example. Parts of SW3 have quite the artistic past and it's something that Cadogan Estates – who manage what happens on Sloane Street, Duke of York Square and King's Road – is keen to preserve. This forthcoming year looks like one of huge change and development for these areas, but not to the detriment of the past – and that's an approach I am delighted to see.

Talking of properties, this issue's real home is another wonderful example of how the past can play a role in shaping the future. Queen Anne's Gate, located in the heart of Westminster, is famous for its row of Grade I listed buildings, which means there are challenges to be overcome when completely revamping for 21st century living. Alexander Stocker, the architect in charge, takes us through the journey of transforming

dilapidated aspects of the property into a £22m family home that has everything the heart desires.

One aspect of local life that's well and truly forward thinking are our many health clubs and spas. January is always a time when we decide that, yes, maybe we have put on a few too many pounds and we need to do something about it. Rather than being faced with packed, sweaty gyms, we do have a stunning array of choice when it comes to memberships and access to the experts. Nick Hammond's special this issue takes in everything from the delights of The Berkeley through to the women-only Grace Belgravia.

It's fair to say that 2016 threw up a couple of major surprises, which does leave an element of uncertainty for 2017. We all need a little pick me up, I am sure, so we do have the interiors to warm the soul, and there is something rather comforting about our history playing a key role in the future.

Here's hoping you all have a happy new year.

Mark

Mark Kebble, Editor

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Join a celebration of two unique artistic talents

Proud Chelsea presents Bowie by Duffy, a showcase of the dynamic relationship between two of our greatest innovators. This exhibition of original prints signed by the late Brian Duffy, running from 6 January-5 February, emphasise the longevity of David Bowie's distinctive persona on the anniversary of what would have been his 70th birthday.

161 King's Road SW3 5XP; proud.co.uk



HEAD OF THE GAME

Aristocrat, the discerning nightclub for the elite in the know, has launched a new destination in Swallow Street, Mayfair. No more than 100 people will be invited to enjoy an intimate night, in a setting featuring ornate chandeliers and golden skull-adorned walls.
aristocratldn.com



AUCTION

Three centuries of artistry

Fertile hunting ground for picture gems spanning 300 years, 25 Blythe Road's British and Continental Picture auction on 25 January will be run by Harry Moore-Gwyn, who is an expert at spotting talent from all eras. The auction will be a combination of oil paintings, watercolours, drawings, prints and lithographs from the 18th century to the 20th century. 25 Blythe Road, an auction house consisting mainly of ex-Sotheby's specialists, is an ideal place to start your collection as it features competitive pricing.
 25 Blythe Road W14 0PD; 020 7806 5541; 25blytheroad.com



BOOK

Goonajourney

What came first: the Porsche or the Beetle? Which Porsche racing car set every world record in the very year when it was first presented in racing at Monza? And who is Sascha? Wilfried Müller's *111 Porsche Stories That You Should Know* brings the brand loved by many to vivid life. Diverting stories cover artful strategists and characters, as well as special moments that will live long in the memory.

111 Porsche Stories That You Should Know is out now, priced at £20



SILVER SERVICE

The Mayfair Antiques & Fine Art Fair takes place at the London Marriott Hotel Grosvenor Square from 5-8 January. Into its fifth year, it attracts a global audience of collectors. mayfairfair.com



EXHIBITION

CREAM OF THE CROP

Featuring nine of the world's most exciting and established artists, all handpicked by Charles Saatchi, Painters' Painters runs at the Saatchi Gallery until 28 February. Exhibiting artists include Turner Prize nominee Dexter Dalwood, Richard Aldrich, whose work is influenced by everything from French philosophy to Kanye West, and David Brian Smith (work pictured below), who Tracey Emin says inspires her.

saatchigallery.com



PORTFOLIO

EXHIBITION

Perfectly sculpted partnership

Running until 26 January, Ben Brown Fine Arts presents Claude & François-Xavier Lalanne, a major exhibition devoted to the wonderful and whimsical work of the French artists. The two met in Paris in 1952 and began working and exploring the natural world together through sculpture. Whilst very distinct in their styles, together they created a world of fantasy and, in many ways, their work defies categorisation.

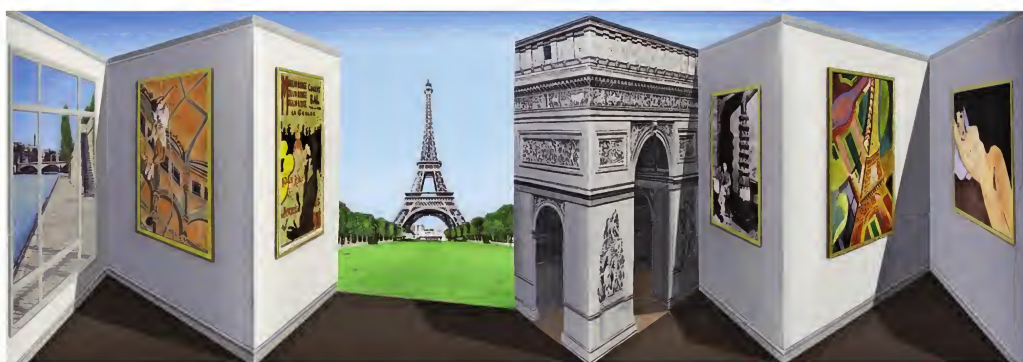
12 Brook's Mews W1K 4DG; 020 7734 8888;
benbrownfinearts.com



TIME TO SMILE

Wot u :) about? is a new exhibition at Tate Britain, bringing together new works by the contemporary artist Rachel Maclean. The exhibition, on until 2 April, is focused on the commercialisation of data management, beauty and wellbeing, and presents a dark reality in a colour aesthetic.

tate.org.uk



EXHIBITION

Changing perceptions

45 Park Lane welcomes world renowned British artist, Patrick Hughes, as part of its constantly changing programme of art exhibitions. Until 30 January we can all see why Hughes has achieved recognition for his lifelong exploration of perspective and visual paradox, showing why he is a leading light of contemporary British art.

45 Park Lane W1K 1PN; 020 7493 4545; dorchestercollection.com

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Jo Wood, June Sarpong,
Julie Spiro, Assia Webster



Nick Haddow, Bruno Tonioli



Tess Daly, Vernon Kay



Justine Jenkins, Luke Evans

PARTY

MANY HAPPY RETURNS

Kelly Hoppen MBE was joined by family and a host of famous friends from the world of film, music, fashion and TV to celebrate her 40th anniversary at the forefront of the design industry and the launch of her new retrospective book, *House of Hoppen*, published by Jacqui Small. Guests including Yasmin and Simon LeBon, Alan Carr, Davina McCall, Tess Daly and Vernon Kay arrived in Bentleys and sipped on Perrier Jouet Champagne to kick the party off, before all present enjoyed a three-course dinner. Soul 2 Soul DJ legend, Jazzie B, then took to the decks and ensured he had everyone dancing until the early hours.



Kelly Hoppen,
Duncan Bannatyne



Alan Carr, Gerry De
Veaux, Paul Drayton



Lee Smith, Jason Gardiner

ALL IN THE GENES

Words RACHEL MANTOCK

He first hit our radars as the clean cut, impeccably dressed 'Proudlock' on

Channel 4's *Made in Chelsea*, always sporting a bit of added quirk when it came to his look, but there is a lot more to the uber cool Oliver Proudlock than reality TV stardom.

'I come from a very creative background; my mum is a designer herself,' he says. 'Growing up, I was always in a creative little bubble, whether that be design, or painting. Since I was 16, fashion and art were my two passions.'

But it seems there's something else that's taking his fancy right now. The Chelsea local loves kicking back at Bluebird Chelsea, not just for the food, but for the 'amazing concept store hidden just behind'. Starting as a pop-up on the King's Road, the now permanent Kurobuta is his go to spot for pork buns, which he describes as 'outrageously good'. The local scene elates the successful star, though he admits that he spends most of the time in his studio, working on all things Serge DeNimes.

From launching the brand in 2011, the strong, alluring aesthetic concept at the heart of Serge DeNimes is what has carried it organically through to this point. Of this, he says: 'What I would say to any young creative that is about to embark on a project is don't put it out there until it's perfect and you are absolutely sure that conceptually it's exactly where you want it to be.'

Serge DeNimes is the ultimate in stripped back luxury fashion for cool kids. It emulates the effortless look, one that is at the same time striking, contemporary and in a league of its own. The word 'serge' relates to a 'durable, twilled fabric', just like denim before it's coloured using indigo dye, while 'de Nimes' means 'from Nimes', a city in the Occitanie region of southern France where the serge material was first developed. Denim is a core focus of the Serge DeNimes brand, and the history of these fashion

Oliver Proudlock talks about the birth and future of his modern fashion house, Serge DeNimes

staples that have stood the test of time is what led to the name association. The first ever denim trousers were made in the Italian city of Geneo, which translates to 'Genes' in French, which is why we know them as 'jeans' today.

'For me, when I think of fashion, the first thing that comes to mind is denim. My mother had a denim business when I was younger, so our whole house was literally

denim,' explains the young designer. 'I was always dressed head to toe in denim. I knew everything would eventually lead back to denim, but originally I started with a small collection of T-shirts,' he continues. 'Serge DeNimes has always been about being young and passionate and we want to build up a community following of like minded people.'

The Serge DeNimes flagship store will of course be in London, but going global is definitely something that is in the pipeline. 'Style for me is all about comfort. Sure, I love to dress up as well, but I think comfort leads to confidence and therefore it's key. There is a global big move towards paired back visual design because it's becoming all about texture

now,' explains Proudlock. 'I like to look slightly outside of the box and if I was to think of individuals that inspire me, I'd say Pharrell Williams – he is just effortlessly cool, always setting trends and pushing things out there. On a slightly more classic note, I've

always admired Ralph Lauren, and then when it comes to high end tailoring, Tom Ford.'

But first and foremost, Proudlock says that style is about owning it, however crazy or simple your attire is. This is something that sits at the heart of the Serge DeNimes fashion house – being comfortable in your own skin.

Style for me is all about comfort, but I also like to look slightly outside of the box

Find out more at sergedenimes.com



Oliver Proudlock, top left and bottom right, has always had a penchant for denim, a passion that has filtered through to the designs of Serge DeNimes





WELCOME TO YOUR NEW NEIGHBOURHOOD

We take an in-depth look at why 2017 will be a year of change for Chelsea, Knightsbridge and Belgravia

Words MARK KEBBLE



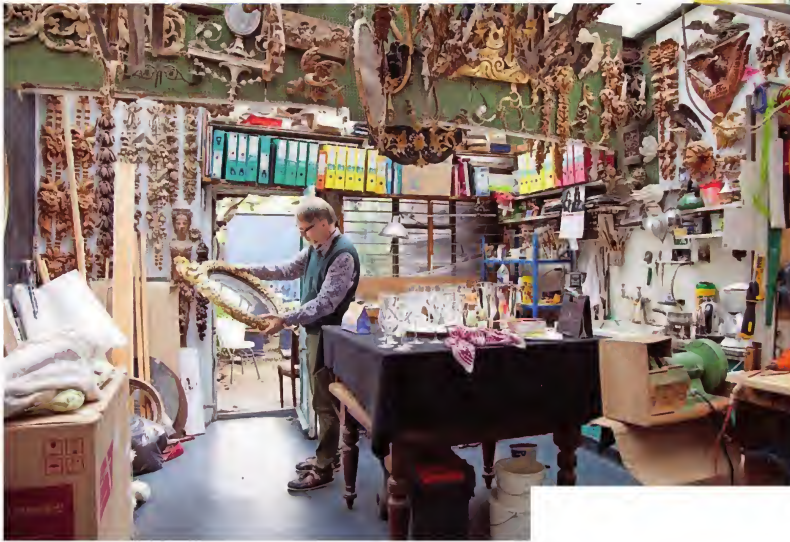
As we approached the end of 2016, Westminster City Council approved a grant that will continue to change the face of Belgravia. It was to give the go ahead to Grosvenor to create 420 sq m of new retail space on Pimlico Road, to grow the area's global appeal as an independent design and retail district.

Typifying what is happening around Prime Central London, this isn't just a case of taking the money and running. 'This is an important milestone for Pimlico Road,' comments Will Bax, Director of Placemaking at Grosvenor London. 'We consulted more than 200 people – residents, businesses and stakeholders – in reaching these plans that we believe will provide a welcome boost to the area. We remain committed to growing Pimlico Road's global appeal as an independent design and retail district, whilst protecting the unique character of the place for retailers, residents and visitors for the long term.'

The plans will see Grosvenor retain and restore the historic character of the existing buildings including preserving the double height space of the timber yard, known as Newson's



Chelsea has become a cultural, artistic and shopping hub, with Mark Ossowski (pictured below) showing why Pimlico Road is a design destination



Yard, whilst creating two larger and two smaller units from the current five to complement the existing retail mix in the location. It will also reconfigure five existing residential apartments into seven, which will be retained by Grosvenor

as part of its market-let portfolio. With names such as David Linley, Lulu Lytle, Nikki Tibbles and Robert Kime (the latter is due to open in early 2017), it's clear Pimlico Road is a design lover's dream.

Heading up towards Sloane Street and an even greater transformation is taking place.

'One of the biggest milestones

achieved in 2016 was the completion of George House, 129-135 Sloane Street,' says Hugh Seaborn, CEO of Cadogan Estates, looking back over the past year. 'The landmark development saw us welcome international luxury brands Boutique 1, Delpozo, Giorgio Armani and Red Valentino. All chose the area as the location to open their flagship stores, each one bringing something different and fresh to the area, complementing the elegance of Sloane Street and reaffirming its unique place on the international shopping scene.'

As The Resident showcased in the Christmas issue, King's Road has swiftly become a mecca for shopping, with all manner of options to entice visitors in. 'Chelsea has become the epitome of London luxury when it comes to shopping,' Seaborn agrees. 'Originally commissioned by Charles, 1st Earl Cadogan, in the 18th century, Sloane Street has evolved to become one of the world's most exclusive retail destinations. Its impressive list of flagship stores lines a high-fashion catwalk stretching from Knightsbridge to Sloane Square.'

While these leading brands bring the glitz and glamour to Chelsea, Cadogan Estates – like Grosvenor – is at pains to ensure the character of the past remains a key part of the area's appeal. 'In addition to being a fabulous shopping destination,



Flagship stores line a high-fashion catwalk stretching from Knightsbridge to Sloane Square





*We want to preserve
the area's rich history
and charm while
ensuring future vitality*

Chelsea is undoubtedly also an area of great cultural significance,' he says. 'For centuries it has been an inspiring haven for artists, authors, musicians and designers – from Rossetti, Turner and Oscar Wilde to The Rolling Stones and Vivienne Westwood.'

'At the heart of our management strategy is careful curation of the area, preserving its rich history and charm while ensuring future vitality,' Seaborn states. 'When we created Duke of York Square in 2004, it was the first new public square to be opened in London for a century, and now hosts a diverse selection of shops and restaurants, alongside a weekly Fine Food Market, which proves equally popular with those who live here and visitors looking for a taste of real London.'

Plans for 2017 – and beyond – show that Cadogan Estates are looking to build on the existing attractions, with an apparent focus on gourmet and hospitality. 'The hospitality industry is absolutely a key part of the luxury lifestyle offering for Cadogan,' Seaborn says. 'We'll be introducing more food and

drink of greater variety across the Estate – from the new restaurant at George House, to the Cadogan Café on Duke of York Square (pictured far left), which commences construction in 2017. The Café will champion the best of modern design in harmony with its heritage surroundings and will include the UK's first innovative glass façade, lowering into a single storey basement during fine weather.' It's a design aspect that has just

been highly commended by The Architects' Journal Architecture Tomorrow Awards.

'The sensitive restoration of The Cadogan Hotel on Sloane Street is underway, to reopen in 2018 under the management of Belmond,' Seaborn continues. 'The hotel has a colourful history – once home to Lillie Langtry where she courted the future King of England and also the location of Oscar Wilde's infamous arrest – and a wonderful future. The Costes Hotel, now under construction, is a unique partnership combining the quintessentially British style of the Cadogan Estate with Paris's most talked about hotelier. It will include the elements that Costes is so famous for – outstanding cocktails, music and food – a really exciting addition to the Chelsea scene.'

What's clear is that 2017 will be an exciting one and The Resident, for one, can't wait.

Designs on domination How Pimlico Road has become a hotbed for creative talent

Robert Kime

Robert Kime is due to open his new store on Pimlico Road in early 2017, moving from his existing store on Museum Street. Kime is a unique interior designer, combining his passion for putting rooms together with his love of antique collecting and textile collecting. Having worked extensively for the Prince of Wales, Kime is a decorator by Royal Appointment to the HRH The Prince of Wales. One of his most notable projects to date is the reordering of Clarence House.

Sybil Colefax and John Fowler

Sybil Colefax and John Fowler was established in the 1930s, when Colefax took on Fowler as her partner after Peggy Ward, her original partner, retired. Sybil Colefax and John Fowler Ltd is the decorating division of the Colefax Group Plc. Throughout the 30s and 40s Colefax and Fowler became synonymous with English country house style, as it remains today. Prior to

moving to Pimlico Road in 2016, the Colefax and Fowler showroom was situated on Brook Street, Mayfair where it had been since 1944.

David Linley

David Linley's interest in wood-working first developed at the age of 13 while he was attending Beadles School, after which he continued to improve his skills at Parnham House School for Craftsmen in Wood in Dorset. Upon leaving he set up David Linley & Co, now known as LINLEY. The company has shops in Belgravia and Mayfair, but Pimlico Road is rooted in his heritage. His father, the first Earl of Snowdon, had a studio on Pimlico Road in the 1950s and he lived nearby in the 1980s. Linley's work has developed an international status for quintessentially British interiors that reflects the lifestyle, taste and requirements of each client.

Lulu Lytle, Soane Britain (pictured)

Soane Britain has been a resident of Pimlico



Road since 1997, when the company was founded by Lulu Lytle and Christopher Hodsoll. Lytle identifies British manufacturing as her 'obsession', with all of Soane Britain's fabrics woven and hand-printed in British mills and workshops. In 2011 Soane Britain purchased the last rattan weaving workshop in Britain, developing an apprenticeship scheme to ensure the skills are fostered and continued. Soane Britain makes outstanding bespoke furniture, upholstery, lighting, fabrics and wallpapers from the in-house collection of woods, stones, metals and leathers.

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Home to Scandinavian Heroes

Staffan Tollgård invites you to celebrate the launch of Finn Juhl by Onecollection at his Pimlico Design Store. Encounter icons of design including the Chieftains Chair, the Nyhavn Table, the Pelican Chair and the newly launched France Chair. The Design Store is proud to welcome one of the true pioneers in modern design to London.



Staffan Tollgård

*Great design holds a story.
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STAFFAN TOLLGÅRD

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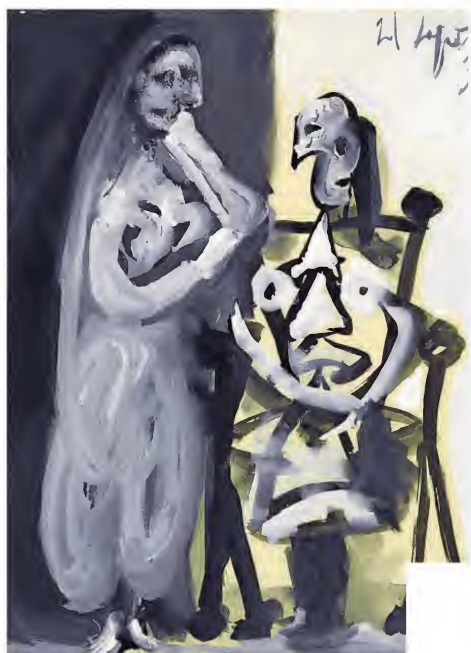
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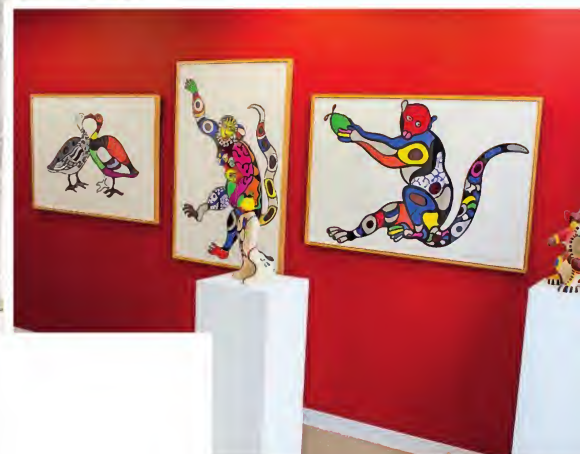
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From far left: Picasso's
Femme Debout et
Femme Assise, Omer
Tiroche, Niki de Saint
Phalle's recent exhibition



FRESH CANVAS

Omer Tiroche may be the youngest gallery owner in Mayfair, but his approach is garnering widespread acclaim

Words MARK KEBBLE

When did you first catch the artistic bug? Coming from a bloodline of art dealers I would say that I always had it in me, but the real turning point was during the summer of 2012 when I spent a short while working at Sotheby's Contemporary department. There I met some brilliant people and learnt to look at art in a different way than I had before, which is when I knew the art world was for me.

Why were you keen on running your own gallery? Running a gallery allows me to curate my own exhibitions, build stronger relations with collectors, and be in charge of the whole operation from A-Z. These are things that I love to do and am blessed to be in the position that I am.

You opened on Conduit Street in 2015. Were you always looking to open a gallery in Mayfair, and if so why here? Similar to New York's Chelsea gallery district, the vast number of galleries within Mayfair means that when people are in town to view art, they have everything that they want to see within a ten-minute walk. Given the types of works that I show, I was very set on opening the gallery in Mayfair. Across the road from me is Hauser & Wirth, behind me is Sotheby's, the perfect location.

Does it mean anything to you that you are Mayfair's youngest gallery owner at 24? Age is just a number!

What do you feel makes the gallery stand out? The scope of artists with whom we deal is quite extraordinary. Spanning from Impressionism to Contemporary, our list of artists spans six continents (none from Antarctica unfortunately). This variation is quite rare in the art world.

What are you always keen on exhibiting? Having the ability to choose from such an array of artists means that there are endless opportunities for the exhibitions that we put on. Naturally I have been keen to exhibit my favourite artists (Calder and Picasso) and will continue to mount carefully curated exhibitions of top quality material.

How has the Picasso on Paper exhibition gone down? I couldn't have hoped for better. The exhibition received a lot of attention, both within the art world and from the media.

Did this mark a change of direction for you – and if so, why? I certainly felt a change of how the gallery was regarded after the Picasso exhibition opened as I think it moved us away from being seen as the 'new kid on the block'. People from all over had heard of the exhibition and I had a few people say to me: 'You have Picasso up at the moment, right?' That was new to me. Usually I would have to be asked what I was showing, but when there's a Picasso exhibition on it's not something easily forgotten.

What will you be staging come January? In the New Year I'm planning a group show of three Chinese masters: Zao Wou Ki, Chu Teh Chun, and Che Chuang. The three artists were from the same movement in China, but when Zao and Chu moved to Paris and gained recognition, Che moved to New York and did not receive the same acclaim. The first show of its kind, we will be seeking to contextualise the artists with each other, but also to look at how their emigrations had influenced their careers.

21 Conduit Street W1S 2XP; 020 7499 5143;
omertiroche.com

The Bulgari's spa and fitness centre is a welcome escape from the outside world

Matt Roberts introduced one to one training to London



A hedonistic afternoon doze in a linen-draped poolside paradise may shout more Maldives than Mayfair, but I'm here to tell you that you can have your cake and eat it. Well, perhaps an energy bar would be more appropriate. Because no matter how well stuffed with boutique shops, designer outlets, fine dining and sights galore, the environs of Mayfair and Chelsea also have something special to offer the seeker of the body beautiful.

Beneath the capital's teeming streets lie luxury boltholes for the gym bunny; palaces where one can hone one's physique, reset one's equilibrium, have an enervating rub down, and reappear, replenished and raring to go. These luxury gyms, fitness suites and spas of Mayfair and Chelsea are perhaps no better defined than by the hidden secrets of Knightsbridge's Bulgari.

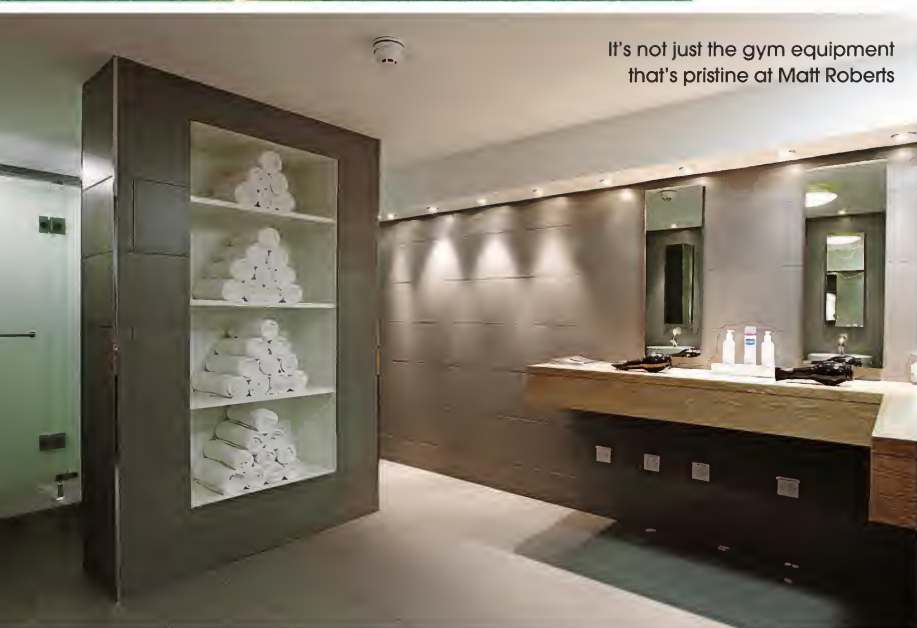
While you can dine, dance and dazzle here with the best of them in the swanky surroundings of this black marble and gold-feathered hotel, it's the spa and fitness centre downstairs that really feels like stepping into another world. Ethereal curtains of water, a shimmering, gold-mosaic swimming pool and an incredible range of treatments and unctions means you'll feel more like an Arabian Princess (or Prince, of course) when you finally resurface.

'Our guests know and expect the best,' explains General Manager Sylvain Ercoli. 'Our fitness gymnasium is founded by Lee Mullins, recognised as one of the world's leading personal trainers, so we can tailor your workout to reach your goal in a state-of-the-art gym. And our spa – more than 2,000sq m tucked away under the busy streets of Knightsbridge – is a haven of

FIT FOR ROYALTY

You can forget sweaty socks and soggy changing rooms - London's finest health and fitness clubs are like palaces

Words NICK HAMMOND



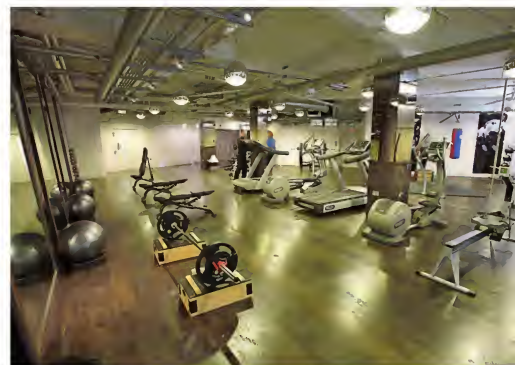
It's not just the gym equipment that's pristine at Matt Roberts

You can pound the treadmill and watch your share index at the same time too

tranquility. Steam room, jacuzzi, private treatment rooms and a 25m pool are all at your disposal.'

If you're a full-on Gordon Gekko or Karen Brady character and can't afford to miss that all important business doc, then KX in Draycott Avenue, Chelsea, may be more your cup of green tea. Olympic Triathlete Emma Davis heads the personal training here, and with a full range of business needs catered for, including copying, scanning, faxing and printing as well as on-site couriers, you can pound the treadmill and watch your share index too.

Although it doesn't have to be all work, work, work at KX. There's a fine spa and treatment centre here, as well as a restaurant – you'll love grilled octopus with mashed sweet potatoes, avocado, rocket, taggiasca olives and anchoiade dressing. And there's a nail lounge, clubroom, saunas, steam rooms and plunge pools galore.



PERSONAL TRAINING

Twenty years since launching the first one-to-one training club, Matt Roberts is still going strong – as it seems are we

How has the fitness industry changed since your early days of working in it?

The fitness industry has gone from being a 'big box' membership club approach to being something that is far more diverse, niche and fluid than it ever used to be. When I started the first one-to-one training club in Europe, in London in 1996, it was an utterly revolutionary approach. Now, consumers want choice – lots of it! There are a greater number of niche clubs offering PT, yoga, Pilates, spinning and more than ever before.

Are we more aware of being fit and healthy these days?

Fitness is mainstream in terms of our consciousness about our own wellbeing. It is also mainstream in terms of competing in a multitude of events (triathlons, Tough Mudder, cycle rides, etc) and not just for the super-fit, everyone is doing it! We live for longer and we know that we can enjoy living for longer.

Can you keep fit by doing relatively small workouts every other day?

Yes you can. You need to be hitting an 'overload' level for 15-20 minutes, 5-6 days per week, as a minimum. So, you might not workout for long, but it needs to be pushing you, and then you get the returns.

For those looking to join your Mayfair or Kensington & Chelsea clubs, what would these offer members?

We have beautiful facilities, bespoke designed for our training service. We have amazing Personal Trainers who work for the company. We don't use freelancers – our team are our team and they know how we work inside-out. We deliver fabulous results and our '442' weight-loss programme is an amazing eight week plan that is guaranteed to change your body.

Find out more at mattroberts.co.uk



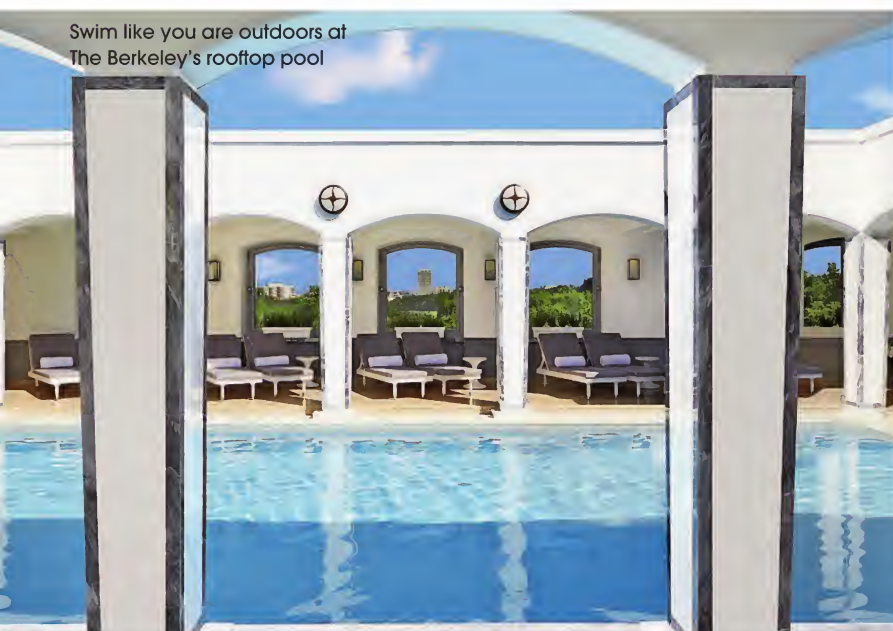
Women don't always want a roomful of men gawping at them while they don lycra to workout, explaining why ladies-only memberships are all the rage. They don't get more exclusive than Grace of Belgravia. Led by a team of internationally recognised medical experts, Grace offers a spa retreat, gym, health club, lifestyle guru, bar and restaurant – plus a busy social calendar to boot.

Sumptuous, airy, tranquil and empowering, this bastion of womanhood does open its doors to men as guests and for certain events and treatments. But at its heart is the health and wellbeing of ladies, from young adulthood to ageing well.

Taking a bracing dip under a clear, blue spring morning sky is but a pipe dream for most inner city Londoners – but not if you're a member of The Berkeley Hotel Spa and Gym. At the very tippy top of this Knightsbridge hotel is a rooftop pool to die for – open to that blue sky on clement days and with a remarkable retracting roof protecting you when it's cold, wet and miserable.

Of course, that's not all. A cornucopia of treatments are readily available, with personal trainers on hand to watch you pound out the miles while you look over Hyde Park, instead of running round it. If you really want to push the boat out, you can have a personal training session and reward yourself with a massage from head to toe, get waxed, go for a swim and have a bite to eat without having to set foot on the soggy streets.

Now that's the way to get yourself in shape.



Swim like you are outdoors at The Berkeley's rooftop pool





As shown on these pages, Grace Belgravia covers everything from fitness to food, and social events too



CONTACT DETAILS

BULGARI: \$5,000 per year, \$2,000 joining fee; contact London@bulgarihotels.co.uk; 020 7151 1010.

KX LIFE: \$6,000 membership per year, \$2,000 joining fee; contact membership@kxlife.co.uk; 020 7584 5333.

GRACE BELGRAVIA: Lifetime membership \$55,000; contact membership@gracebelgravia.com; 020 7235 8900.

THE BERKELEY: Membership \$2,850 per year; contact nhawkins@the-berkeley.co.uk; 020 7201 1699.

LONDON'S HEALTHIEST HAVEN?

Why Belgravia is perfect to get you into tip-top shape



FOOD

Belgravia offers a selection of fresh and hearty restaurants and delis on the estate, including the LA-inspired The Good Life Eatery on Motcomb Street, which strives to encourage customers to embrace a healthier lifestyle through nutritious and freshly made food. Food Philosophy on Ebury Street also embraces well-balanced wholesome eating, with a range of salads and healthy dell options. The organic food store and café of the notable Gloucestershire farm Daylesford Organic offers a seasonal farm shop, with fresh produce delivered daily from the farm's market garden. The café is an ideal spot to indulge in organic delights in the heart of Pimlico Road.

WELLNESS

As Nick Hammond points out, the area is home to Grace Belgravia, the luxury womens-only members' club, situated on Motcomb Street, comprising a high-tech gym, full medical clinic, library, designer boutique and health-food restaurant. Run & Become, a specialist running store, recently opened on Eccleston Street, and provides an extensive selection of running shoes, clothing and dedicated expert advice to runners. The in-store Natural Gait Analysis accurately identifies foot strike, providing support to help avoid strain and injury when wearing running shoes.

FITNESS IN THE COMMUNITY

This summer, Grosvenor launched a series of outdoor exercise classes and running groups at Eccleston Place. Fitness in the Community, led by White Room Fitness, comprises Pilates and circuit training sessions in the morning and evening. As part of the initiative, Grosvenor has also partnered with Run & Become to host SW1 Runners, a free running club for the local community that offers a beautiful route through the streets of Belgravia for a fun run that is perfect for all levels.

PASSIVHAUS/119 EBURY STREET

Grosvenor has delivered the first rental properties in London that meet EnerPhit Passivhaus standards, with two units in Belgravia's Passmore Street. Following the delivery of these globally recognised sustainable properties, Grosvenor recently completed a ground-breaking transformation of a Grade II listed building in Belgravia. Health benefits of living in the property include constant fresh air through the vent system, a stable temperature in summer and winter, low to zero toxic materials and no drafts (air tightness membrane).

YOUNG & ASSERTIVE

Whether on an off-road adventure or for everyday driving, the Audi Q2 is the all rounder, sporting a youthful styling but packed with the latest tech

Words MARK KEBBLE



At first glance, the Audi Q2 already shows its muscles. With broad shoulders and angular styling, it is brimming with energy and confidence. The low roofline and high window line give the sporty car a coupe-like look and a crouching stance on the road. Especially striking are the wedge-shaped headlights, the high position of the Singleframe grille and the generously sized air inlets – and there are plenty more highlights too...

MMI navigation plus

Operating the Q2 is simple and ergonomic. The MMI screen is positioned high on the instrument panel as standard, the size depending on the

infotainment ordered. MMI navigation plus with MMI touch tops the infotainment range. Its menu structure and the touchpad on the rotary/push-button control that allows scrolling and zooming makes operating it a pleasure.

The driver assistance systems

Audi pre-sense front, which comes as standard, uses radar to recognise hazardous situations that can occur with crossing pedestrians or other vehicles in front of the car. The system warns the driver and initiates hard braking if necessary, down to a

standstill at low speeds. Another highlight is the traffic jam assist, which uses additional ultrasonic sensors and a front camera. It can also take over steering work in slow-moving traffic on well-built roads at speeds up to 65km/h.

Wide ranging engines

Audi offers a selection of six engines for the Q2: three TFSI and three TDI engines, whose power outputs range from 85kW to 140kW. The range is about striking the perfect balance between vehicle class, engine displacement, power output, torque and efficiency behaviour in everyday conditions.

New dual-clutch transmission

Audi offers a six-speed manual transmission and the S tronic dual-clutch transmission with seven speeds in combination with all engines.

Exceptions are the 2.0 TDI and the 2.0 TFSI, in which a newly developed dual-clutch transmission is standard. It impresses with widely spaced gear ratios and a high level of efficiency that is attributable to a new type of oil supply and reduced friction.

Individual style

Q2 owners can configure the look of their car according to their wishes in many aspects. Add-on parts, which vary according to the trim line, give the SUV a sporty or typical off-road appearance. The two lines design and sport are positioned above the base car. The Q2 is even further differentiated in the design selection or the S line sport package.

For prices and more information, visit audi.co.uk



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configure the look
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HENRY CONWAY

Looking at the (body) shape of things to come

School, for me, was defined by trying to avoid sport at all costs. Aged nine, I was put in the group affectionately known as the ‘no hoppers’ – a ramshackle bunch, who didn’t quite get what this ‘football’ thing was all about, instead taken on bracing hikes in the Welsh mountains. I was one of those whippet-thin children who ate twice his body weight in nursery food, and whose only allergy was cricket. Genuinely, I don’t think I properly exercised until the age of 25.

Now in my 30s, and a keen devotee of cake, I am having to do something about it – whippet-thin sadly eludes me. Having joined a gym, enthusiasm for beating myself up on a treadmill has yet to grip, so after taking some advice, here are the results of my quest to kick-start the year in the royal borough.

Naturally the first step was to turn to Scott Ashley, the health and fitness expert on ITV’s *This Morning*. He knows my predilection for Mojitos and dancing as a replacement for my five-a-day and exercise, so how to transform me into an Adonis?

‘You’re not a gym bunny, and you don’t have to book a personal trainer – do classes, you don’t even need to think,’ he advises. The Core Collective in Kensington is his top shout – it does spinning, yoga, circuit training and TRX classes (where you use bands and bodyweight to tone, looking like a Monty Python torture routine, but it works). Alongside this is food consumption – keeping it colourful, fresh and seasonal is apparently key, and remembering portion control. South Kensington’s newest addition, Squirrel, is a leafy new healthy restaurant, should you be so exhausted you just can’t cook.

I searched out for something less of a shock to my nightclub existence. Gymclass in Holland Park provided just that – bodyweight classes all based around HIIT (High Intensity Interval Training), with neon lights and a pumping soundtrack. Helle Hammonds, Gymclass’s founder, is a fabulous whirl of blonde energy, a walking advert for her method, and got me signed up to a month’s body transformation. Four classes a week, and it was like I had taken the potion in *Death Becomes Her* – I discovered muscles that didn’t exist in my GCSE biology.

Should you find monkey-climbing and burpees too much for shaking bones, and want access to a bit of traditional gym time, Virgin Active in Chelsea is what you need. Virgin has partnered with Speedo to create water workouts, ‘Hydro’ – low impact HIIT sessions, perfect if you are worrying about injury. A few sessions and you will be Tom Daley ripped in no time.

Plus, just a few doors down is Scott’s favourite fitness fashion shop, The Sports Edit. Looking good will help make you feel good in getting on in the gym, and your old school sports kit simply doesn’t cut it 20 years on. The crossover of loungewear and gym wear is the LA-born trend that just gets bigger, and with Westbourne Studio based label Made By Riley giving its profits to selected charity partners, such as the NSPCC and Maggie’s Cancer Trust, you can look fabulous, as well as giving back as you work out. All in all, it makes you feel and look great.

My martini love-handles should be a distant memory by spring – though it may have to be calorie-free skinny Margaritas from here on in.

It looks like a Monty Python torture routine, but it actually works





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TOM PARKER BOWLES

This year it's all about what happens in the kitchen

If 2016 was the year that excess returned to London eating (the splendidly over-the-top Sexy Fish, the rather underwhelming Park Chinois), then 2017 sees the return of the big chefs. Not so much a regression to a decade back, where chefs spent more time in hair and make up than they did behind the stove. Rather celebrated pan-shakers, moving into pastures new.

So Jean-Georges Vongerichten is back in town once more, this time opening Jean-Georges at The Connaught. Expect laid back, all day scoffing. Another 3 star Gallic maestro, Anne-Sophie Pic, will bring her resolutely modern tucker to La Dame de Pic in the Four Seasons hotel. While the deeply gifted Martha Ortiz brings her brand of Mexican magic to The Intercontinental. Proof, if needed, that Mexican food in London is finally being treated with the respect it deserves.

And it's all change for two brilliant chefs who learned their trade under Gordon Ramsay. Clare Smyth, for so long the 3 star helmer at Restaurant Gordon Ramsay, is off on her tod, albeit with the backing of old boss Ramsay. As is news that Monica Galetti, formerly boss at Le Gavroche, is opening Mere in Charlotte Street. Her sommelier husband, David, will be in charge of the wine. Expect great things from both women.

News that Claude Bosi was closing Hibiscus was met with greedy moans of despair. But not for long, as he's taking over the iconic Bibendum building in South Kensington. Details are sketchy at the moment, but taste buds are engorged in anticipation. For rather less, well, 'feen deening', but every bit as exciting, Ruthie Rogers, the exalted doyenne of The

River Café, is opening in Mayfair. It nearly happened last year, but some petty objections put paid to that. And Rick Stein, after years of swearing he'd never open in London, has succumbed at last and will open a place in The Depot in Barnes. Expect cracking fresh fish, from the Pope of all things piscine.

Red Rooster, the modern soul food temple from Harlem, will be building a nest in The Curtain Hotel in Shoreditch. While another bird, Magpie, the younger sibling of the much-loved Pidgin, will open in the West End, with all the food and drink delivered on trolleys. Sounds gimmicky but Head Chef Elizabeth Allen knows her stuff, and expectations are suitably high.

I'm also excited about Lao Café in Chandos Place, a permanent extension of the sweatily authentic Rosa's Thai Café pop-up. With Saiphin Moore at the helm, London at long last gets proper Lao food. Bob Bob Ricard bring their beautiful brand of sexy eating to Bob Bob Exchange in the city, while Soho House open The Ned, in Poultry EC1, a modest project with a mere nine restaurants. Phew! Anyway, what with Brexit, and the newly ensconced President Trump, the

future looks uncertain, to say the least. But the one thing you can guarantee, in the capital at least, is an exceptionally well-fed 2017. Have a very Happy New Year.

After swearing he would not open in London, Rick Stein has succumbed



Sexy Fish's dishes dazzled in 2016, but it's all about the chefs in 2017



EASTERN PROMISE

It's 40 years since the Japan Centre was launched and they celebrate by opening their most authentic restaurant yet

Words MARK KEBBLE

Considering the tumultuous events of 2016, it's reassuring to be talking to Tak Tokumine. 'British people are remarkably open to different cultures, despite what the recent political results were,' he smiles. Tokumine first settled in the UK in 1975, launching the Japan Centre a year later. 'When I first arrived from Japan it was hard to find anything I was familiar with, and if I did it was extremely expensive and out of reach for most people. It was my dream to make a home away from home in a way, for myself and also to show all the beauty of my home country to my new country.'

From that acorn of an idea it has become one of the largest and most influential businesses in London. Japan Centre now includes a food hall, bakery, deli, a homeware department, and is behind restaurants such as Shoryu Ramen and Ichiryu Udon. But that is clearly not enough as the Japan Centre is teaming up with Royal Warrant holders Gekkeikan,

Japanese plum wine brand Choya and the Tridoll Corporation to open Sakagura on Heddon Street.

'It is a truly exciting joint venture,' Tokumine enthuses. 'This allows us to blend our expertise to offer our guests exclusive sakes, cocktails and special seasonal collaborations for a truly unique Japanese experience in London. From the food, service and the surroundings, guests will really feel like they have stepped into Japan.'

Sakagura certainly looks the part. Set across two floors, diners can choose to be seated on the ground floor in small intimate dining booths with a dedicated sake bar, or propped up at the traditional 11-seater wooden kappo counter in the basement to watch the chefs at work. The design merges traditional with contemporary, with a juxtaposition of the interiors seeing dark wood panelling, sake barrels and noren curtains against cool rough copper, brass and timber textured concrete, creating a sophisticated dining experience.



Sake-based cocktails Furano Fields and Okinawan Dragon



Healthy options include sashimi, far left, and the Shokado Bento box, right; the sake cellar, above



halen mon sea salt, through to fresh lobster served on individual Japanese shichirin stoves. What's more, you don't need to battle that January guilt. 'The menu is healthy and nutritious,' Tokumine points out. 'Our star of the show, the Shokado Bento, comprises seven flavoursome, healthy dishes: sashimi, agemono, tofu, salad, yakimono, seasonal rice and miso soup.'

An added attraction of Sakagura is their finely curated and well-stocked sake cellar, serving selected choices and championed labels handpicked from Gekkeikan. 'Sake is an integral part of Japanese cuisine,

From the food, service and the surroundings, guests will really feel like they have stepped into Japan

being made to beautifully match it,' Tokumine says. 'Gekkeikan is one of the world's oldest and finest sake companies, the chosen sake of Japan's Royal Family. Sakagura's sake is served from exquisite ceramics at our dedicated natural wooden bar counter, and guests can even choose their drinking vessel from our presentation display, a unique offering in London. We will be hosting sake workshops, tasting events and supper clubs so people can enjoy sake in all sorts of ways. We also offer limited edition sake-based cocktails created by our expert mixologist, Maria Vittoria Vecchione. One of the highlights on the menu is Furano Fields, a floral cocktail created with lavender, namazake, Jinzu gin, apricot brandy and passion fruit.' Which sounds perfect for celebrating 40 years in changing how lucky Londoners perceive Japanese culture and cuisine.

With a menu created by Executive Chef Kanji Furukawa and Head Chef Jin Yackshin, Sakagura will celebrate all things 'washoku'. 'This is authentic Japanese cuisine that has been honoured by UNESCO on its Intangible Heritage list, which aims to protect intangible aspects of culture,' Tokumine explains to an admittedly perplexed interviewer. 'This everyday style of cooking and cuisine incorporates a harmonious mix of rice, miso, pickled vegetables, fish and meat into each meal with an emphasis on seasonal ingredients and beautiful presentation.'

The dishes currently on the menu are a feast for the senses, from the Berkshire black pork belly with

8 Heddon Street W1B 4BU; 020 3405 7230;
sakaguralondon.com

FOOD NOTEBOOK

New openings to mark 2017 in style



SECOND COURSE

Korean-American chef Judy Joo has opened her second London restaurant, Jinjuu Mayfair. The new venue is born of popular demand and complements the original Soho site with a refined twist to deliver a fun, modern and convivial Korean dining experience to the thriving Mayfair social scene. Joo has built on the current signature repertoire with the introduction of a wide variety of new dishes, such as Hoe Dup Bab (slices of raw and fresh seafood with signature Korean dressing) and barbecued skewers marinated in classic Korean BBQ style. We have been and it looks and feels great – and the food is fabulous.

39 Albemarle Street W1S 4JQ; 020 3889 0780; jinjuu.com





WORD ON THE STREET

David Munoz has opened the London outpost of his Madrid restaurant, Street XO, on Old Burlington Street in Mayfair. Munoz aims to shock, surprise and delight diners with bold and gutsy flavours from visually arresting creations.
15 Old Burlington Street
W1S 2JL; 020 3096 7555

Sweet sensation

Kova Patisserie specialises in hand-made cakes with a Japanese twist and organic Japanese teas. Their main bake styles are the Mille Crepes, Strawberry Shortcake and Roll Cake. This will offer us a chance to taste and experience the latest café culture from East Asia.
Unit 5, 9-12 St Anne's Court
W1F 0BB; kovapatisserie.com



Just good neighbours

Taking its name from the Spanish for 'wolves', Lobos Soho is a meat-lover's paradise and the second 'garito' (Spanish neighbourhood joint) from the team behind Lobos Meat & Tapas by Borough Market. Like its sister site, this will champion prime cuts of meat and tapas.
48 Frith Street W1D 4SF; 020 3019 5082;
lobostapas.co.uk

HEADY CONCOCTIONS

Mixing in the Right Circles, penned by Balthazar's Brian Silva, shows the beauty of the classic, unadulterated cocktails that he champions at the London hotspot. Available to buy at Balthazar and Selfridges, priced at £20

3 of the best... PUBS TO BLOW AWAY THE WINTER BLUES



The George & Dragon

The popular Fitzrovia pub has an added twist now as Adam Rawson has launched his first extended kitchen residency there. Renowned for his international cooking style, Rawson's new pop-up menu is inspired by his global travels.
151 Cleveland Street W1T 6QN;
grubclub.com/adam-rawson



The Builders Arms

Hidden away just a few hundred yards from the hustle and bustle of the King's Road, The Builders Arms is a three-storey Georgian townhouse. It houses a cosy main dining room, a welcoming bar, and seasonal British food.
13 Britten Street SW3 3TY; 020 7349 9040;
thebuildersarmschelsea.co.uk



The Chelsea Ram

As the names suggests, we are staying in Chelsea for another newly refurbished gem of a pub. Minutes from the Thames River Walk, this is the ideal stop-off point during weekend strolls or designer shopping trips.
32 Burnaby Street SW10 0PL; 020 7351 4008;
thechelsearam.co.uk



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EIGHT OVER EIGHT

Words ALEXANDER LARMAN

The problem with being one of London's most iconic restaurants is that people expect a certain standard from you every night, and it's incredibly hard to match that level of expectation. However, restaurateur Will Ricker has managed over the course of his decades-long career to ensure that quality is always matched by a stylish and relaxing atmosphere, and it's reassuring to report that one of the flagships of his brand, Eight over Eight, continues to fire on every cylinder imaginable.

You don't expect innovation here. It's Pan-Asian cuisine, but prepared and served with panache. Your cheery waiter might start by recommending the house cocktail of the night (passion fruit martini when we visited, which was the exemplary mixture of sour and sweet), followed by a gentle nudge towards which of the dishes on the copious dim sum and sushi selection were worth trying. Had we had both time and appetites, I suspect that most of them would have been sampled; as was, the yellow tail sashimi, beef gyoza and the house signature dish of crispy squid stood



The Pan-Asian cuisine is of the highest order

out for both fantastic presentation and exquisite taste. A delectable Gruner Veltliner was a fine match, cutting through the acidity and spice of the dishes with quite some panache.

The manageress came over early on, with an expression of concern on her face. Did we mind the fact that a DJ was going to be performing? Actually, the laid-back house beats were an excellent complement to the black cod and special of sliced sirloin steak that we enjoyed as a main course, because something that Ricker has always understood better than so many of his peers is that dining is a fun, social experience, not a dry examination of how a particular ingredient has been served up. One doesn't go to Eight over Eight for fine dining; one instead goes for a great night out. And it more than delivers on that level.

COST

Dinner for two around £150

GOOD FOR...

Superb Pan-Asian food in a still-stylish Chelsea setting

WHAT TO EAT...

The dim sum are fantastic and more than filling

WHAT TO KNOW...

The cocktails here are worth visiting for on their own – but be warned, they're surprisingly potent

RESIDENT RATING

★★★★

392 King's Road SW3 5UZ; 020 7349 9934;
rickerrestaurants.com



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ten.co.uk



TRISH LESSLIE

Is it really written in the stars?

I wouldn't say I'm a particularly superstitious person. Not walking under a ladder just seems to make good sense, if you ask me.

I don't assume seven years' bad luck if I ever break a mirror. I'm just sensibly cautious around broken glass. Which makes it rather odd that the first thing I turn to in any newspaper or magazine is the horoscope section.

While it's not, strictly speaking, a superstition, I do place what many might consider undue faith in astrology. A slightly negative reading for my star sign (Libra) can play on my mind all day – or weeks if I've read a less than positive prediction for the coming month. It can affect decisions I make and the way I communicate. All of which means it probably wasn't the best idea for me to have my astrological chart read.

I'd been told that Ann-Louise Holland's readings can be spookily spot-on, so I asked her to look into what might be written in the stars for me for the coming year. Working with the exact time and place of my birth (even a window of 15 minutes can affect the accuracy of a reading), after entering my details into her desktop to draw up some charts, Holland concluded that not only have I had a rollercoaster couple of years (true), but that things aren't going to settle down for me until March 2018 (heavens!).

The good news is that I'm at my most charming and seductive right now. Actually, strike that. If this is me at my most charming and seductive, then I'm in even more trouble than I thought. Apparently Jupiter is and will remain in the best place it could be in my chart for some time, which will bring lots of opportunities. Still, being told I'm facing another challenging year – and then some – hasn't done me any favours in the peace-of-mind department.

So now, of course, I want to dismiss astrology as nothing more than pseudoscience; something the ancients dreamt up in a bid to make sense of a

baffling world. Sure, I experience setbacks when Mercury's retrograde (that's what retrograde Mercury does, apparently), but those setbacks could be self-fulfilling prophecies – or perhaps I'm just more aware of them then.

I can certainly go a bit bonkers when there's a full moon, but I can also go a bit bonkers when there isn't one. I'm a typical Libran, but then someone's bound to be.

Trouble is, part of me just can't let go of my horoscope habit. Then again, Holland did say I was quite stubborn and tenacious...

ann-louise@cosmiccomms.com; Instafeed @ VenusAndVesta

I do place what many might consider undue faith in astrology. It can affect my decisions

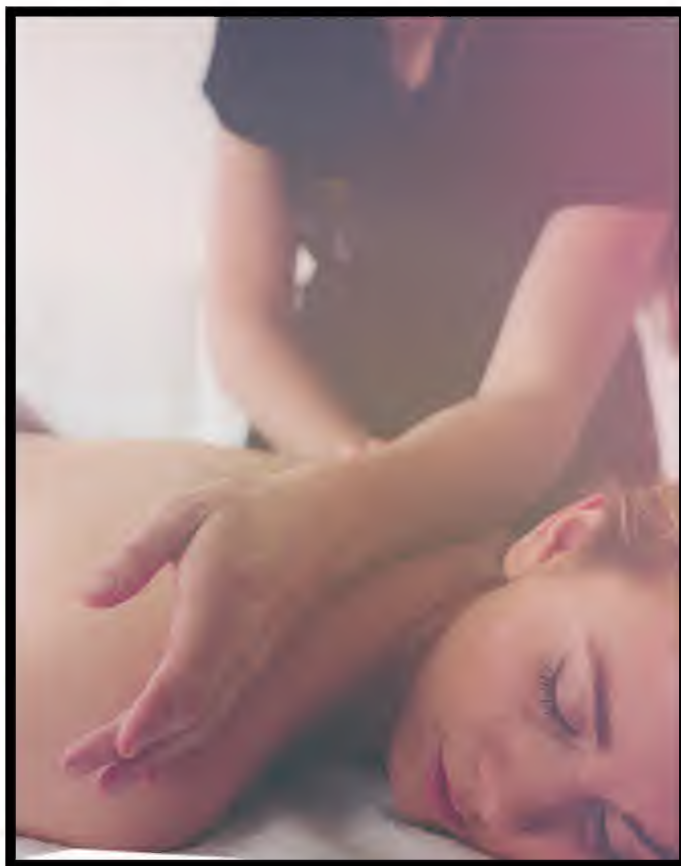


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RESIDENT STYLE FILE

The best in fashion and grooming

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No-one does tweed quite like James Purdey & Sons and their latest collection certainly doesn't disappoint. This men's fine tweed sb3 sports jacket is priced at £595, perfect for the cold, dark January days. purdey.com



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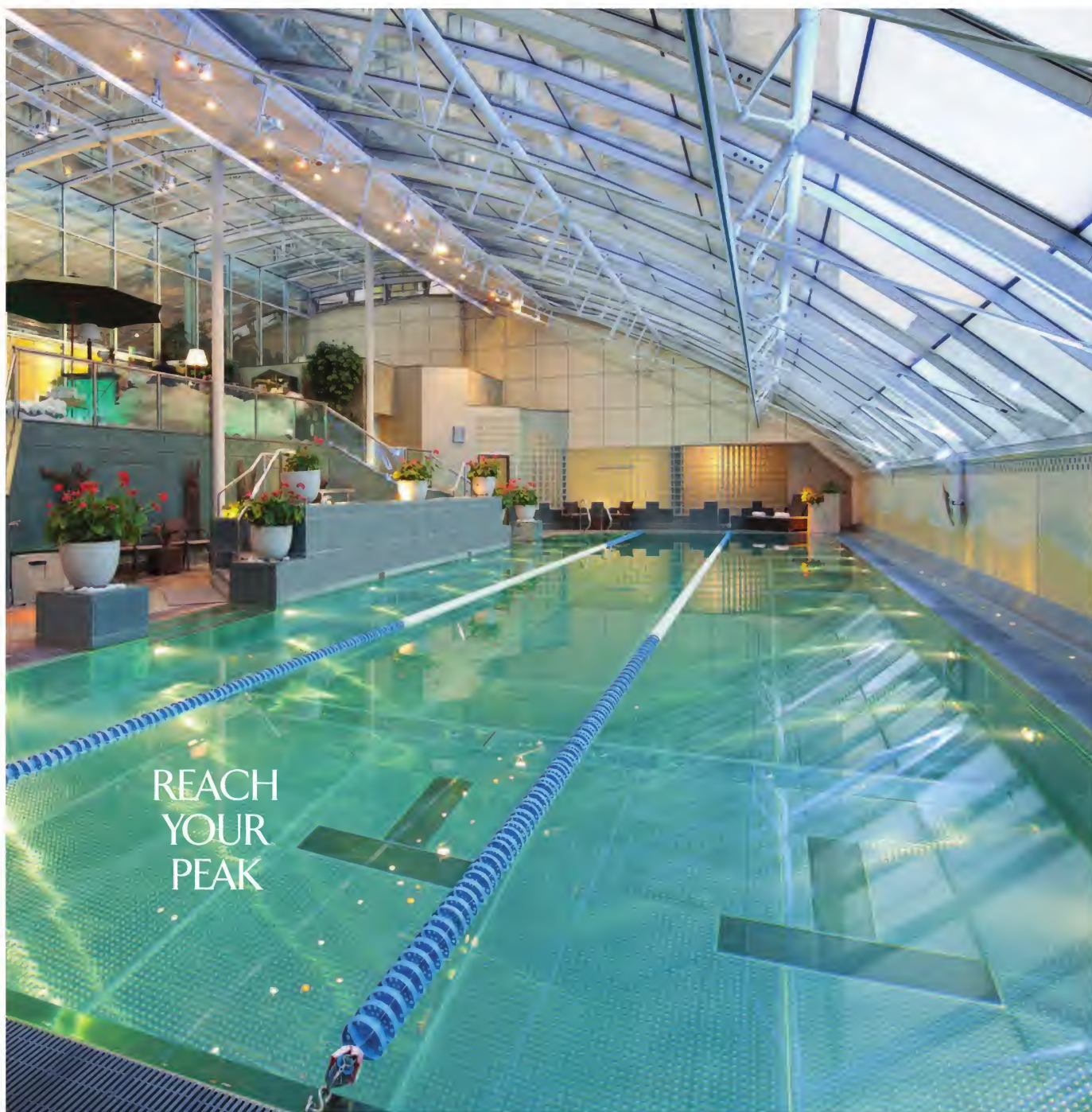
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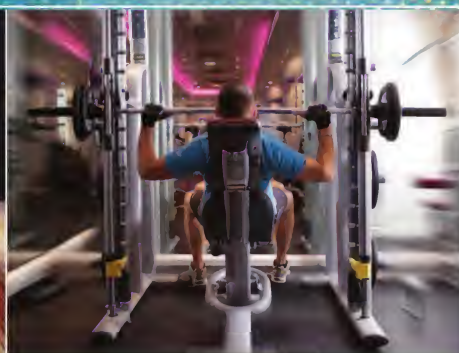
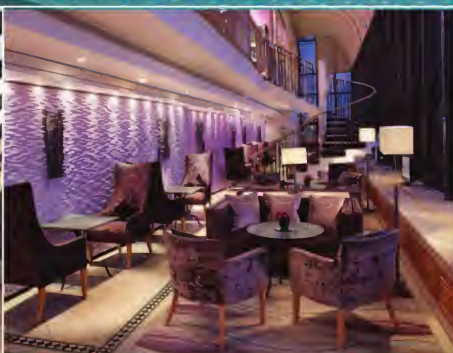
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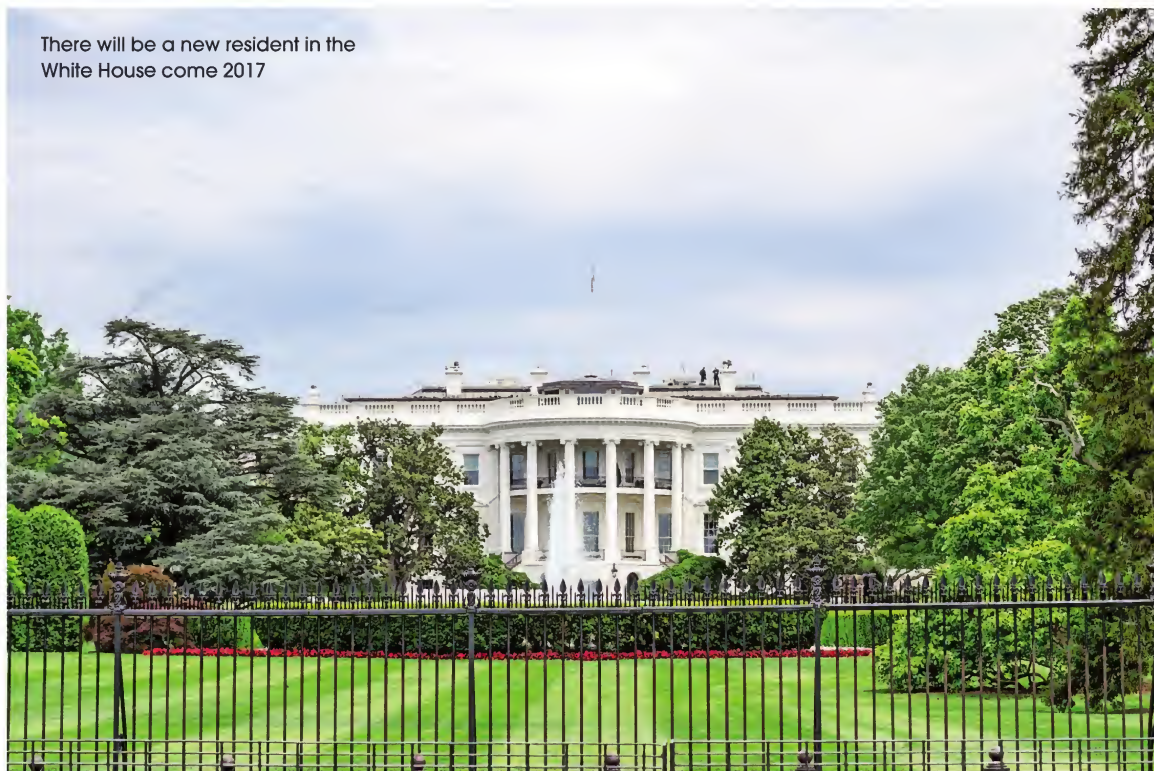
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COMING UP TRUMPS

There's a storm coming in America, but luckily for us we visited just in time to realise that opposites attract

Words MARK KEBBLE

June 6, 2016. We're in the gift shop of the Fairmont Washington, located in the idyllic Georgetown. There's a small, but dedicated section of Donald Trump paraphernalia, none of it positive in the slightest. 'Oh come on, let's buy it,' Karen implores about a T-shirt poking fun at his comb over. 'They have been popular,' interjects the shop assistant, 'people are having a good laugh about it.'

November 8, 2016 and nobody is laughing any more as the improbable scenario of President Trump has become reality. It's fair to say that the future of America is shrouded in doubt right now and threw a rather large dollop of hindsight on my visit back in the summer of 2016.

It all began as a fairytale in New

York, with my wife and I venturing out to attend the wedding of a close friend. First stop was The Plaza, arguably New York's finest hotel. Entering on Fifth Avenue and being greeted by the stunning Grand Ballroom, this is opulence of the highest quality. There's tradition oozing from every wall, but modern day conveniences haven't been disregarded judging by our suite. Featuring wonderful views of Central Park, the décor was elegant, but technology was prevalent throughout, particularly with the in-room iPad controlling everything around us.

Attending a wedding at City Hall proved to be a great way to see New York. Now, I have no idea why this hasn't been done already, but there's a TV show to be made revolving around



The grand Palm Court, top right, is a stand out attraction at The Plaza, but the Fairmont Washington, above and right, more than matches its appeal

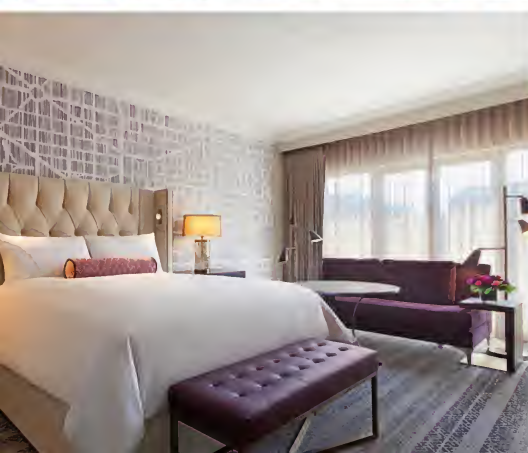




TRIP NOTES

Accommodation at The Plaza starts from £450 per room, per night on a room only basis.

Accommodation at Fairmont Washington starts from £225 per room, per night on a room only basis. For further information on both hotels visit fairmont.com



the goings on here. I found it utterly bizarre that you could walk in, dressed in whatever you liked, take a ticket and wait your turn to be proclaimed husband and wife (or husband and husband, or wife and wife, considering we saw both). The characters I saw within the space of an hour were beguiling and I am sure all had a story. It would have made brilliant car crash TV, rather apt considering the taxi jam outside.

When time came to check out of The Plaza I was exhausted. That's what New York does to you. We always knew these couple of days would be tiring, hence why we planned a trip to Washington post-wedding for four days. Stepping out of

Washington station, taxis politely queued up awaiting a fare without a beep to be heard (the opposite was a constant in New York), but I didn't notice as the first thing you see is the truly awe-inspiring sight of the Washington Monument in the distance.

A short trip from the station, Fairmont Washington, D.C., is a much more modern hotel compared to The Plaza, but equally as beguiling. There's the central outdoor courtyard, which was a wonderful spot to enjoy an early evening drink, and the Juniper restaurant that served up a terrific

menu on each of the nights we visited there. Our room was cleanly designed, spacious and comfortable, a fabulous base to prepare for further exploration.

And there's certainly plenty to explore. Georgetown is a ten minute walk away and is a truly wonderful place, picture perfect and straight out of those TV shows you wish were reality. A 15 minute stroll the other way from the hotel and you come across waves and waves of history. A trip

The changing of the guard ceremony at Arlington Cemetery was an emotional event

to Capitol Hill was an eye-opener, and the many museums dotted around each had the ability to enrapture. Arlington Cemetery was quite the experience and I haven't witnessed such an emotional event as

the changing of the guard at the Tomb of the Unknown Soldier.

But the stand out, of course, was the White House. In the flesh it seems much smaller than when featured on TV, but no less powerful. As I took a seat on a swelteringly hot day, I reflected on a holiday with two very different parts to it, but like marmite on toast it was a combination that just worked. Will life in America be just as exciting under the next occupant of the White House? One can only hope the joke isn't on us.

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EDUCATION AT A STRETCH

It's not just adults who would benefit from undertaking a spot of yoga in the New Year

Words JOHN DABELL

Yoga is happening more in schools, but is also something that you can do at home as a family



Maisy is in Year 5 and has just finished her first yoga session. She is one of many pupils who are now being taught yoga as a way of helping support their physical health and mental health. 'You feel all gentle afterwards,' she reflects. 'My body feels stronger, but more relaxed. If you are worried it seems to push everything to the side and helps you focus. It calmed me down and made me feel like I was in my own world.'

Schools up and down the country are catching on to teaching yoga, recognising it as having a number of positive effects on children's health, behaviour and performance. Resilience, empathy, health and wellbeing are all common themes in schools today, all focusing on teaching the whole child. Yoga innately supports this learning, connecting 'wellness' by uniting mind, body and soul.

Chanel Hemley is a yoga teacher who runs sessions through her company Inspired Wellbeing (inspiredwellbeing.co.uk). 'Yoga is a fun, challenging and

empowering discipline that allows students to be still and mindful so that they can foster self-exploration,' she explains. 'My classes involve positive statements that match some of the postures, lots of breathing, visualisations, relaxations, partner yoga and mindfulness. A person can progress quickly in yoga and it is through this discipline to keep trying and seeing results quickly that builds confidence and which ultimately influence other areas of a person's life.'

Research evidence on school-based yoga, meditation and mindfulness lessons is unequivocally positive as it: provides children with healthy ways to express, balance, and control their emotions and behaviour; enhances flexibility, strength, and physical wellbeing; encourages a more tranquil, contented state of being; improves focus, creativity, comprehension and memory, and much more.

The amazing benefits of yoga are multifarious and extend well beyond these returns. A comprehensive list would stretch to India and back again, but for school settings the message is clear: yoga works wonders. It has also proven to help pupils on the autistic spectrum helping them with their social skills and coping techniques facilitating self-regulation and providing sensory integration.

Logging off and shutting down are extremely important for children who have to deal with distractions galore, peer pressure and the overstimulation of modern life. As Year 5 teacher Mark Cox points out: 'I would hope that our girls gain an insight into mindfulness and are inspired to think more about their own wellbeing and down time. Children lead such busy lives these days, with entertainment on demand and such relentless streaming of ideas, tasks and stimuli. When do they truly have time to switch off and reflect?' Namaste.



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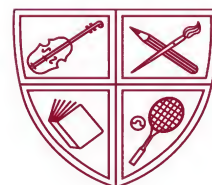
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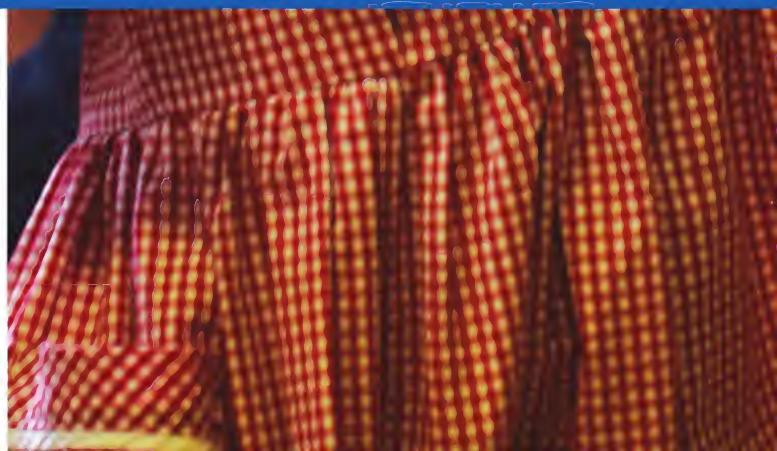
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GATEWAY TO LUXURY

The story behind a stunning transformation in Westminster

Queen Anne's Gate is one of London's grandest streets, proudly home to a host of Grade I listed properties. However, when it comes to transforming one to boast all mod-cons of the 21st century, there are several tricky obstacles to overcome, as we discover from page 78. Space is not an issue here, but for those who do need somewhere to put those many Christmas gifts, Kara O'Reilly looks at the best in storage, plus we meet the co-founder of Taylor Howes, someone who knows west London like the back of her hand.



ANATOMY OF AN AREA

If anyone has had a front row seat for how Prime Central London has transformed over recent years, it's acclaimed interior designer Karen Howes

Words MARK KEBBLE



Knightsbridge House was a fantastic challenge. It's not often you get projects like that

Our first proper office was in Elizabeth Street, Belgravia, renting from the amazing Isabella Blow. To be plunged into this incredible, crazy, eccentric hotbed of talent was one of the things that inspired us.' Karen Howes pauses to reflect on the early days of the company she co-founded with Gail Taylor nearly a quarter of a century ago. It's an entertaining look back at a bygone era – with Howes and her business remaining the one constant as we enter 2017.

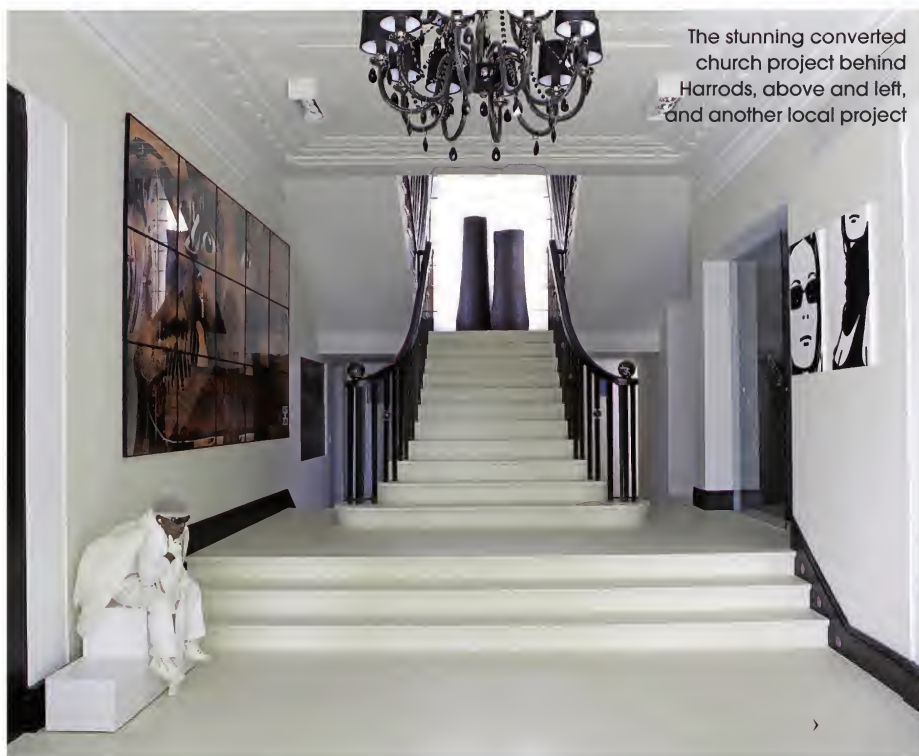
Howes first met Taylor when they both worked at an agency in Westminster, being privy to some of the grandest homes in London. 'I saw some wonderful things that worked design wise, but also saw some hideous things that didn't work,' she laughs. 'I think that was when I started to tune my eye in on spatial planning, finishes and the appreciation for all of that. Gail was a trained kitchen designer at that point and was looking for something different, and I think we have got very similar managerial skills and talents – but our tastes are different and we balance each other out in that regard.'

Since 1993, Taylor Howes has worked all over the world on some of the most prestigious projects out there, ranging from an 83,000 sq ft house in Highgate to designing villas in Dubai. 'I have always been ambitious,' Howes considers. 'I like doing things to the best they can possibly be, and I suppose that has kept me enthralled throughout my career. The learning curve in interior design never flattens out, there is so much to learn.'



In 2011, Howes took sole charge of the company when Taylor moved to the offices of their joint venture, th2designs, to drive that side of the business forward. Taylor Howes, the company, however has not slowed down, recently moving into a new 5,000 sq ft space in Knightsbridge. 'I have lived and worked in all those areas,' Howes says when I recount the fact The Resident goes to homes in Chelsea, Knightsbridge, Mayfair and Kensington. 'We first moved to Chelsea and loved it there, but outgrew the space. The differences I have seen in the areas is that they are a lot more eclectic now, hugely international with a lot of variety, and that brings lots of colour to the area.'

Does the international aspect play a role in Howes' designs, or is it on a client to client basis? 'It's a mixture of both,' she responds. 'People recognise our work, but they don't come to us necessarily because they want to copy an



The stunning converted church project behind Harrods, above and left, and another local project



exact look. We have very discerning clients who have travelled the globe and our job is to listen and understand what they want, interpret the look they want and consider if that will suit the building they are in. It's all part of putting the puzzle together, which is the bit I love. Having done this for so long I am aware of what the client's needs are, but I also completely understand the space of the building and the restrictions of it, so it's blending the two to get the best outcome,' she states.

It's certainly something that Taylor Howes have done in this area on countless occasions, having worked on the majority of London's leading developments including prestigious projects such as The Phillimore, The Knightsbridge, Lancelot Place and One Kensington Gardens. 'There have been a few that have pushed the team and taken them to the next level,' Howes answers when I ask if any have been a particular favourite of hers. 'The old cliché is the best project is the next project as you are constantly learning. But one that stands out was a converted church at the back of Harrods that we did about three years ago. The complexity of the space there was a fantastic challenge to the studio. It was way ahead of its time – it's beautiful and serene. It's not often in your career that you get many projects like that,' she smiles.

Taking a look around the finished



Howes' own home, above, reflects some of the design touches seen in Taylor Howes' projects, left

It's very international here with a lot of variety, which brings colour to the area

design and you can also see fabulous examples of another string to the Taylor Howes' bow – bespoke pieces. 'We are all designers, so we think we can improve on something that somebody else has made,' Howes says on that. 'A lot of it stems from the fact part of our job is not to churn out the same old interior every time. It's to give every project a unique edge, wow pieces that can only really come from bespoke.' Taylor Howes will mark their 25th anniversary by offering these pieces to

the wider public. 'We are looking to launch a capsule collection, featuring some of the special pieces that we know are tried and tested. We have got a big year next year, working also on our first coffee table book, and adding some accessories to the furniture collection.'

Exciting times ahead, then, and for Howes they remain in the best place to bring everything to fruition. 'From an interior design perspective, London is the gateway to the rest of the world,' Howes enthuses. 'We have an amazing interior design culture and community here that just keeps growing. For me I have lived here since I was 18 and I will never leave – it's simply the best city in the world.'

To see the full Taylor Howes portfolio, visit taylorhowes.co.uk

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Freestanding kitchen storage means you can take it with you when you move or rearrange when you improve.

Ted Larder cupboard, from £2,900 made to order, barnbydesign.co.uk



Wonder wall

Put underused wall space to good use with wall-mounted storage.

Distressed black display cabinet with botanical lining, £275, rockettstgeorge.co.uk



Mobile home

Factory-style shelving on wheels makes this more flexible in use.

Payden bookcase, £495, perchandparrow.com



Cupboard love

Old-school linen cupboards are coming back into vogue.

Gabriella natural linen cupboard, £895, grahamandgreen.co.uk

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Shelf life

The perfect solution to storing all the family's footwear.

Pembroke shelving, from £810; Somerton baskets, £40 each, and Arundel bench, £600, all neptune.com



Locker room

Wire-framed shelves and baskets are one of the storage looks of the moment.

Copper-finish mesh locker hanging unit, £469; matching clip-on basket, £69, and adjustable shelf, £29, all bowlesandbowles.com



Cocktail hour

Stand-alone statement drinks cabinets are all the rage.

Puccini cocktail cabinet, £1,999, johnlewis.com



Hang it all

The perfect solution for guest room clothes storage.

Industrial metal clothes rail, £240, coxandcox.co.uk



BACK TO BASICS

Layer up the luxury with a sumptuous, coffee cream coloured faux-fur throw, perfect for cosy January nights in. Nordic Rabbit Luxury Faux Fur Throw, £150, tielleloveluxury.co.uk

HAPPY HYGGE

Don't be afraid of the dark – cosy up with an urban take on hygge that blends an earthy, moody palette with decadent textures

Words MADELEINE HOWELL



GREEN WITH ENVY

Create your very own happy place and be the envy of your friends in the New Year with a curated collection of candles, coffee table books and knick-knacks scattered around a mesmerising fire. This dark and interesting sage green hue from Little Greene Paint and Paper 1773 is particularly well-suited to Victorian properties and long winter nights. The softer your armchairs, the better. Sage green matte emulsion, £22 per litre, littlegreene.com

HEART OF THE HOME

Bring cosy chalet chic home to London with the tempting Alpine Retreat range from Amara Home. The generous, naturally shaped Vence Cowhide Rug boasts authentic markings and makes for the most inviting of stovesides. Put your sheepskin slippers on, pop on the Garden Trading Enamel Stove Kettle in flint (£32), and prepare to hibernate. Vence Cowhide Rug made from French cowhide, £595, amara.com



LAP OF LUXURY

From the grand arched headboard to the plush, deep buttoned details, the Ardennes bed from Warren Evans is designed for vintage elegance and comfort. From the curved design of the high headboard to the delicate details of its turned feet, this frame boasts all that is beautiful of decadent, Parisian design. Ardennes Bed, £748, warrenevans.com



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† Loan amount £298, 48 monthly payments of £7.49, zero deposit, Total amount payable £360. Total cost of credit £62. Minimum spend £250 © 2016 Designer Ideas Ltd t/a Warren Evans reg co No. 4308080. Reg office: 3a Prowse Pl, London NW1 9PH. Credit products from Secure Trust Bank PLC t/a as V12. Interest free credit available, starting from £700 minimum spend. Credit subject UK residents, age and status. *Offer available until Jan 31st 2016 on orders above £450.



Floor show

Make it your New Year's resolution to forget the feature wall and instead focus on your floors. Pattern is now back in force, whether it's designer rugs, coloured carpets, or branching out into bolder designs such as the arresting collaboration between Liberty and Alternative Flooring. There are four patterns based on signature Liberty prints. Made to order, £149 per sq m, alternativeflooring.com



COOL CABINET

Of all the new pieces and launches I saw over the course of London Design Festival, I think my favourite has to be this exquisitely beautiful drinks cabinet designed by Russell Pinch, whose work I have long admired.

Frans drinks cabinet in timber, lacquer, mirror and copper, £7,650 to order, pinchdesign.com

HOMES NOTEBOOK

Kara O'Reilly rounds up the latest in interiors

New-look Lutyens

I recently had an enjoyable afternoon at Castle Drogo, the Devon stately pile designed by Sir Edwin Lutyens and currently undergoing essential renovations. So to then meet his granddaughter, Candia, at a trade show was a happy coincidence. She was there to launch Lutyens Contemporary, the new 'ready-to-wear' collection of furniture designs either by Lutyens himself or inspired by his work. The intention is to interpret the designs using modern materials to make his furniture more affordable and accessible, and also to differentiate from the 'couture' range of bespoke one-off pieces, made under the Lutyens Furniture & Lighting brand.

See more at lutyens-contemporary.com



Mini Trend Faux skulls

Call it the Georgia O'Keefe effect...



Faux wall-mounted skulls, £118 each, miafleur.com



Skull-print cushion, £19.50, marksandspencer.com



Faux skull in display dome, £69, rockettstgeorge.co.uk



PRESERVATION PROJECT

How this Grade I listed home on Queen Anne's Gate was meticulously revamped to create a stunning family home by the Developer behind it

Words MARK KEBBLE





Pictured clockwise from far left: the study, drawing room, dining room and entrance hall, which features the hand-carved oak staircase



To the casual visitor, Queen Anne's Gate in Westminster is a feast for the eyes. Full of Grade I listed buildings, strolling around the street is like a step into the past. Come to completely renovating one of the buildings, however, and things are not quite so idyllic. 'Like any old properties irrespective of the listing, the original structure is normally the biggest issue to deal with,' says Alexander Stocker, 'as most buildings were never intended to be still standing some 200-plus years after they were built.'

Stocker is head of The Development Company Sons & Co who were enlisted to completely renovate 32 Queen Anne's Gate. 'Preventing the rear bay from falling into St James's Park,' he says when asked what was the most challenging aspect of the project. 'When we started to look at the structure, we found that the bay was not tied in to the rear of the building at all. Five storeys of masonry with three windows per floor made us very nervous whilst we stabilised and tied it into the existing structure.'



The rear of the property was a challenge, but now offers a terrace overlooking St James's Park



That aside, Stocker says they were lucky in many respects of the building's original fabric and finishes, which had been removed during an earlier conversion in the 1970s, which certainly helped with their consultations with the English Heritage. 'We wanted to re-introduce the main feature that had been lost, namely the magnificently hand-carved oak feature stairs from the ground floor to the first. This was very well received by the Local Authority and English Heritage. The servants' staircase, two fireplaces and all the windows and shutter boxes were the only original surviving features, all of which we painstakingly restored to full

working operation.'

The aforementioned staircase instantly sweeps you away when entering the finished project, but there is so much to take in elsewhere too. Each room is a design dream, with the lighting in particular standing out. 'We wanted to be respectful of the building's heritage and put lighting in that was appropriate for the space,' Stocker points out. 'There is a mixture of five amp, feature pendant, concealed spots and joinery lighting throughout. This allows different scene settings to suit the mood and different occasions.'

Does Stocker have a favourite piece of design? 'That's a difficult one,' he considers. 'The hand-carved oak staircase and panelling is an absolute masterpiece. I also like the drama of the main dining room with the subtle use of mirror inserts into the panelling to lighten the room – you just can't help but say "wow" when you see that space for the first time. But the master en-suite is probably my favourite room – the book matched raised and fielded marble panelling complemented by mother of pearl in the master bathroom is exquisite.'

Queen Anne's Gate has yet another landmark building to add to its enchanting, historical story.



Alexander Stocker is delighted with the master bedroom and en-suite's final look and feel

32 Queen Anne's Gate is available to buy for £22m through Strutt & Parker Knightsbridge; 020 7235 9959; knightsbridge@struttandparker.com

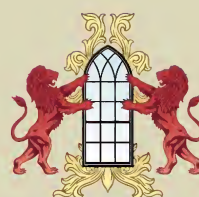


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KARA O'REILLY

Why you simply can't beat the classics

When did I become a Luddite? Was it when iTunes asked me to update to the latest version and when I did, it wiped my entire music library – apparently this is a thing – just as I had pretty much loaded all my music onto it (thank goodness I hadn't actually got round to purging my entire CD collection)? Or was it when my three-year-old laptop advised me to upgrade to Windows 10 and has been on a go-slow ever since I did?

Isn't technology supposed to help us in our lives, not hinder us? I don't want to be a Luddite, but I cannot bear the built-in obsolescence on all devices: the fact that if you spend a lot of money on an expensive laptop, you might just get an extra year's life out of it compared to a cheaper one, thanks to the tech-heads in Silicon Valley's constant drive to upgrade and update the operating systems.

I used to like innovation – I had a Walkman, then a Mini Disc, before investing in my much-loved iPod classic (80GB memory, you don't get that anymore), but which I am now told I ought to change because it isn't Bluetooth and so isn't compatible with all the new Wi-Fi speakers.

I dream of streaming all my music, but then that goes down the swanny, when, come 5pm every day, our internet connection

can't even play the radio via our Sonos speaker without cutting out. Why is that? We supposedly have super-fast broadband and have even installed a booster but can't get to listen to the 6 o'clock news without the connection constantly dropping off.

I rather fancy the idea of the Philips Hue lighting range – a personalised home lighting system controlled via your smartphone – but am slightly mistrustful that if we actually invest, like most of the rest of our technology, it will end up going somewhat pear-shaped and letting us down.

I hate to get on my soapbox, but this kind of thing just doesn't happen with great furniture design. The classic pieces are made to stand the test of time, to last a lifetime – and more – when looked after. That is probably my main frustration with tech: I look after things; I therefore expect them to last. So it makes me really cross when tech manufacturers upgrade, change or update their stuff, whether we want them to or not, and therefore it ends up costing – both us and the planet, let's not forget – to get things working the way we were happy with. We can't put the innovation genie back in the bottle and neither do I want to, but perhaps the forward thrusters could be turned down just a little bit – for the sake of some conscious consumerism, if nothing else.

*The classic pieces
are made to stand
the test of time, to
last a lifetime*

Arne Jacobsen's Egg chair
is a furniture design classic





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PROPERTY

{WEST LONDON'S MOST DESIRABLE HOMES}

TIME ON THE TERRACE

An exceptional five bedroom Chelsea townhouse for sale

This is a rare opportunity to acquire a fully refurbished corner house in this quiet street in the heart of Chelsea. This charming house has been extensively refurbished, including an excellent basement extension, to provide bright and spacious accommodation throughout. On the ground floor a wonderful open plan kitchen and breakfast room leads out to a pretty courtyard garden.

Christchurch Terrace, SW3, is on the market for £4,595,000 with Knight Frank; 020 7591 8600

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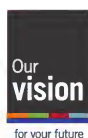
Royal Arsenal Riverside is an outstanding riverside location, with an ever expanding range of residents' amenities. It is ideally situated for the forthcoming on-site Crossrail station and London City Airport, which is just 7 minutes away.

Call **020 3733 1162** to register your interest | www.royalarsenalriverside.co.uk

Computer generated image is indicative only. Photography depicts Dial Arch Square at Royal Arsenal Riverside. Prices and information correct at time of going to press.
*Approximate travel times for Crossrail taken from Royal Arsenal Woolwich. Source: www.crossrail.co.uk



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As the New Year celebrations fade away, the UK faces a future full of uncertainties. It's perhaps harder than ever to make an accurate prediction of where the London property market is going. Forecasts from leading property professionals in our Insight feature this month present a fascinating picture of the capital – will you agree with their predictions? Turn to page 90 to find out.

Karen

Karen Tait, Property Editor

Editor's pick: On Kensington Gate, W8, this imposing Grade II* listed, stucco-fronted, five-storey townhouse with lift overlooks the garden square and has been in the same ownership for nearly 50 years: £8.95m (John D Wood & Co. 020 7908 1100)





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Fit for McQueen

For sale at £8.5m, fashion designer Alexander McQueen's London home has been refurbished as a glam-homage to his life and style. The upper floors of the residence at 17 Dunraven Street in Mayfair have been refurbished into a luxurious 1,790sqft duplex penthouse, with features including striking portraits of McQueen, fashion shoots featuring his iconic clothing and photos of his famous muse Isabella Blow. There is also a 'fashion catwalk' lined with mirrors and photos of his famous fashion shows. References to McQueen's trademark skull motif and headgear are fused with wall mirrors and signature black, cream and silver, crowned by a spectacular roof terrace. Built in 1897 as a townhouse, 17 Dunraven Street was, until 1920, the home of His Highness Alexander Mountbatten, grandson of Queen Victoria. It was then, until 1934, the home of author PG Woodhouse, before being converted into apartments in 1945. McQueen bought the property in 2009.

See more at wetherell.co.uk or knightfrank.co.uk



Oceans Apart

The former London HQ and ticket office of the famous White Star Line of Titanic fame has been transformed into a £100m ocean-liner-themed luxury apartment address. The Grade II listed Oceanic House at 1 Cockspur Street, by Trafalgar Square, now houses six luxurious lateral apartments and one two-storey penthouse, priced from \$5.2m to £25m+, for sale through Beauchamp Estates.

beauchamp.com

PROPERTY NEWS

Extraordinary homes for sale in the capital



Waterfront Living

Riverside warehouses have been the influence for Barratt London's Townhouse Collection at Fulham Riverside. Situated on west London's prime waterfront and surrounded by an acre of landscaped gardens, the five and six-bedroom townhouses provide all the benefits of multi-level living, with a personal lift to all floors, accessed from the underground basement car park. The Rachel Winham (pictured left) interior design has been drawn from the surrounding landscape and is shown through the use of many aquatic colours, alluding to the proximity to the Thames. barratthomes.co.uk

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LONDON PROPERTY PREDICTIONS 2017

*How will the property market take shape in the next 12 months?
Estate agents across the capital have their say*

Words FIONA BRANDHORST

If a week is a long time in politics, the housing market in 2016 was as turbulent as they come. First we had the hike in Stamp Duty for second homeowners in April adding 3% to each price band, sending the market into a spin before the ruling became law with record transactions and price rises. And then Brexit.

Developers and estates agents in London have been putting on a brave, yet realistic face, with the future of the property market in the capital largely dependent on confidence. There are many reasons to believe that London's place on the global stage will not be undermined says JLL. London's business powerhouse is as crucial to the EU as it is to the UK. Additionally, London has no true viable European competitor, especially in financial services, with London's role in global markets alongside New York, Singapore, Hong Kong and Tokyo a vital consideration. JLL is anticipating annual price growth of 0% in 2017, 1% in 2018 and 3% in 2019, before stronger growth and greater normality returns to the country, London and the Prime Central London (PCL) housing market from 2020.

Head of UK Research for JLL, Jon Neale, adds: 'Price growth is predicted to be quite muted during 2017 and 2018, especially in higher priced locations, but with buyers poised to return once the waters are calmer, as we saw in 2009, we expect prices to ratchet up quickly before growing more steadily.'

An increase in transactions in the last quarter of 2016 has instilled hope that the London market is weathering the storm of both Brexit and Stamp Duty



Clockwise, from above: the transformation of the Lots Road area is offering a whole host of new opportunities; The Corniche overlooking the Thames; The Park Crescent boasts immaculately finished interiors

changes. Simon Tollit, Director of Central London Sales at United Kingdom Sotheby's International Realty, comments: 'It is anyone's guess how the market will react to the proposed activation of Article 50. What we do know is that whenever uncertainty rears its ugly head the market undoubtedly slows and prices become flat. That said, there are hotspots in the capital and Victoria will continue to be one to watch in 2017.'

Francis Burca, Sales Negotiator at Harrods Estates Chelsea adds that the EU referendum triggered a surge in enquiries across all of its offices from international buyers and investors looking to take advantage of the weaker pound. 'It is my belief that this will continue in 2017, as the pound will only strengthen once there is more clarity in the UK's direction.

Vendors in PCL are not lowering their asking price, as they are holding out for a stronger sale. We've also witnessed a rise in demand for lateral spaces and I believe this will continue in 2017 as London still has a magnetic pull and remains an attractive investment.'

Although the implications of Brexit will not be fully understood for some time to come, the PCL market is likely to remain a safe haven for investors' money in the long term and therefore price growth of 8% is expected to return from 2019 onwards following the best case scenario of zero growth in 2017/18 according to Strutt & Parker.

Charlie Willis, Head of Strutt & Parker's London Residential Agency, adds: 'The fall in sterling against certain



currencies following Brexit, particularly the dollar and the Swiss Franc, has definitely been a major contributing factor to the increase in buyers we have seen from Europe and Asia since June 2016. For overseas buyers, this currency play instantly wipes out the formerly

prohibitive cost of 15% Stamp Duty on the most expensive properties.'

Nick Leeming, Chairman at Jackson-Stops & Staff estate agents, comments: 'We

forecast that average house prices in London will continue on an upward trajectory due to demand far outstripping supply. Other than in a few areas, such as Nine Elms and Battersea, new supply of homes is restricted and is unlikely to increase significantly over the coming months.'

*London still has
a magnetic pull
and remains an
attractive investment*

The proposed Crossrail 2 line, Bakerloo extension and £344 million expansion to London City Airport are set to drive development and place making across this part of the capital. The London Mayor Sadiq Khan's recent announcement that the Silvertown tunnel, DLR extension and a new cycle bridge between Rotherhithe and Canary Wharf will be built is further progress in helping to unlock east London.

Nick Parr, partner Knight Frank Development Consultancy, says: 'East London remains buoyant, yet the positive sentiment is struggling to be heard over the slowdown in prime central London. Infrastructure improvements continue to add value. Journey times to central London remain the most influential factor on house prices.'

'There is no precedent for the current market and the Brexit vote makes forecasting more challenging than perhaps ever before,' says Lucian Cook, Savills UK head of residential research. Savills' forecasts for PCL are for no growth in the next two years then 8% in 2019, while in other prime London locations forecasts are for a drop of -1% in 2017 returning to 6% growth in 2019 as uncertainty clears.

Spicerhaart's Paul Smith concludes: 'It cannot be emphasised enough how much the residential property market is reliant on confidence, and with a market that is suffering from almost record low transactions levels, it is now more important than ever that clarity is provided. Our property market has in the past proved robust, and bounced back in terms of adversity.'



Holland Park Mews, Holland Park W11

£1,200 per week* Unfurnished



A striking and unique two bedroom mews house, occupying approximately 1,285 sq ft, over two floors only, with the advantage of a garage.

1,285 sq ft (119 sq m) | EPC rating D
Open plan kitchen/reception room | Two double bedrooms | Two en suite bathrooms
Cloakroom | Balcony | Garage



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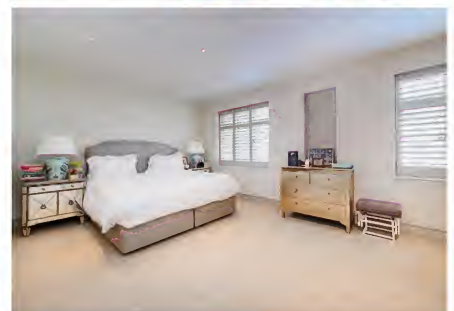
Roland Way, South Kensington SW7

£1,950 per week* Unfurnished



A beautiful three bedroom mews house with a stunning roof terrace and three good sized bedrooms.

2,965 sq ft (275 sq m) | EPC rating C
Hall | Reception room | Kitchen | Dining Room/TV Room | Three bedrooms | Four bathrooms | Roof terrace



South Kensington 020 7581 7000
southken@struttandparker.com

* The following Tenant Charges may apply prior to tenancy commencement: Tenancy Agreement £222 (inc VAT) Credit References per application £54 (inc VAT).
All advertised prices are excluded of utility and other associated services.

Cadogan Gardens, Chelsea SW3

£2,500 per week* Furnished



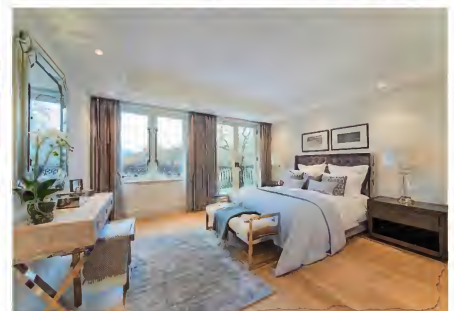
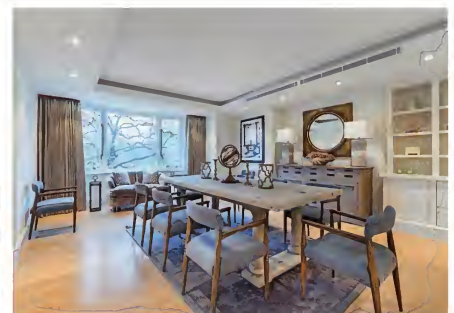
This is a stunning example of a beautiful 2nd floor south facing property in Cadogan Gardens.

1,736 sq ft (161 sq m) | EPC rating D
Three bedrooms | Two bathrooms | Balcony | Lift

Chelsea 020 7589 9966
chelsea.lettings@struttandparker.com

St James's Place, St James's SW1

£7,500 per week* Unfurnished



An exceptionally well designed and configured lateral apartment overlooking Green Park.

3,507 sq ft (325 sq m)
Entrance hall | Reception room | Dining room | Kitchen | Five bedrooms | Four bathrooms | Guest WC | Balcony

Knightsbridge 020 7235 9996
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Ennismore Gardens, Knightsbridge SW7

£3,250,000 Leasehold



Well-presented three bedroom flat with direct communal garden access.

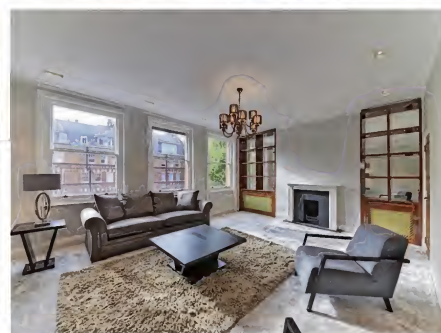
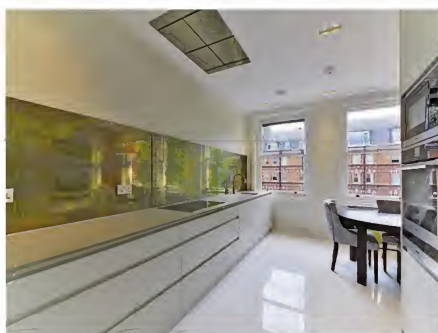
1,721 sq ft (159 sq m)

Entrance hall | Reception room | Kitchen | Three double bedrooms | Two bathrooms | Courtyard garden | Direct access to communal gardens | Private entrance

Knightsbridge 020 7235 9959
knightsbridge@struttandparker.com

Cheyne Gardens, Chelsea SW3

£3,500,000 Leasehold



A rare and stunning two bedroom, lateral, west-facing apartment in the heart of Old Chelsea.

1,376 sq ft (127 sq m) | EPC rating E

Entrance hall | Drawing room | Kitchen/dining room | Master bedroom with en suite | Second bedroom | Family shower room | Resident caretaker | Lift | Guest WC

Chelsea 020 7225 3866
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Montpelier Hall, Knightsbridge SW7

£14,000,000 Leasehold



A luxuriously appointed lateral apartment occupying the whole of the second floor of the building.

3,840 sq ft (356 sq m) | EPC rating C

Entrance hall | Grand reception room | Media room | Study | Kitchen/breakfast/room | Master bedroom suite | Two further bedroom suites | Guest cloakroom | Terrace | Lift | 24hr Concierge | Two underground parking spaces

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reflect Cornerstone Tax*

Following the new economic plan set out by Philip Hammond in the most recent Autumn Statement, it is clear that there is an emphasis on driving the productivity of the country as a whole, thus enhancing its status as a business hub.

Housing is at the centre of this growth and continues to be a priority, which can only be a good thing for buyers interested in UK property. The new funding that has been allocated to the delivery of housing, a £2.3bn Housing Infrastructure Fund committed to building 40,000 new homes both in the

private and affordable sectors, will create a stronger national market, which is sure to benefit London, domestic and international buyers alike in the long-term.

Whilst domestic housing provision was the main focus of new policies, the role of foreign direct investment was also acknowledged, with the confirmation of the lowering of corporation tax to 17% by 2020. The Chancellor stated his aim is to make the UK the most attractive economy to invest in the world and property will play a huge part in many an investor's portfolio.

In the meantime, the buy to let market remains hugely profitable. The average rent in the UK has hit £881 a month, and landlords have been taking measures to mitigate against the new tax laws that will come into play in 2017, by seeking professional advice.

Further positive news post-Brexit vote

has been, contrary to popular belief, that certain areas of the capital's most exclusive areas have seen an increase in sales of homes – especially to foreign buyers, notably the Chinese. Despite the economic uncertainty, foreign and domestic investors are still recognising the potential of the London and UK

property market, understanding the depreciation of the Pound will not impact long-term value.

Although, what would have been most

welcome from the Chancellor this November was the abolishment of the 3 per cent surcharge on second homes, the pledge of a continued investment in the property market and the increased influx of buyers into the property market will secure a healthy sector now and in the future. London's position as a global investment will go unchallenged.

*Property will play a
huge part in many an
investor's portfolio*



ctatax.com; 01858 439033

OUR WORLD

*Three of Sotheby's International Realty's team offer a
unique take on the global property market*





MARCUS GONDOLO-GORDON HEAD OF INTERNATIONAL

In my role of International sales, I have a broad depth of responsibilities that cover the global reach of Sotheby's International Realty and all that the network can offer our UK clients, both buyers and sellers. With offices in over 65 countries this ensures a varied day in the office, and a truly eclectic mix of luxury global property.

Having worked in prime property for well over a decade now, I have seen trends come and go, but one thing that remains the same is that savvy buyers will always research their choices extremely well. Dealing with well informed and enthusiastic people always ensures I am ahead of the game and well versed, in not only current offerings, but more importantly future trends, hotspot locations and currency fluctuations that are so vital in today's ever fluid property markets. Choosing a property is a visceral experience for many, so being able to add market intelligence to the process helps to make for a smooth and enjoyable journey for buyers.

Marcus.Gondolo-Gordon@sothebysrealty.co.uk
07884 866 140



Villa Sotogrande, Spain, €6,000,000
This large eight bedroom Sheng-Shui designed luxury villa situated in Southern Spain is perfect for Golf and Polo enthusiasts, or family life and entertaining in the sun.



DAISY ZHOU HEAD OF CHINA DESK

In recent years, China emerged as an engine of global growth, registering double-digit increases in HNW population and ultra-HNW wealth growth. This resulted in growing demand of overseas real estate investment from Chinese investors ranging from historic country estates to brand new apartments in central London. For example, last year, China's richest man has bought a ten-bedroom mansion on London's most exclusive 'billionaire's row' street in a spectacular £80 million deal. It is the perfect timing for Sotheby's to tap into this growth.

I oversee all China-related sales initiatives and development opportunities for Sotheby's UK and have led multi-million asset acquisitions for HNWs and institutional investors based in Asia. Having lived and worked across China, Singapore, US, and now UK, I always advise my clients with holistic portfolio management approach and leverage on Sotheby's global network and local expertise.

Daisy.Zhou@sothebysrealty.co.uk
07848 070 612



Lillie Square, Fulham, London, SW6,
Prices from £785,000
A collection of one, two and three bedroom apartments, penthouses and townhouses set around two new green squares.

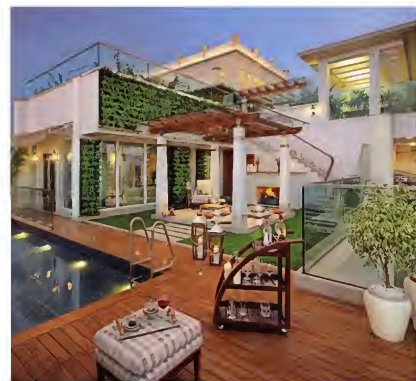


AKASH PURI HEAD OF INDIA DESK

The India Desk was set up a year and a half ago to assist Indians living in India and overseas to invest in London Real Estate with the intention of providing a focused search and ease of transaction resulting in a comprehensive start to end solution. With the support of North India Sotheby's International Realty, it also caters to the requirements of overseas Indians who would like to transact on property in India.

I am an ex-banker with over a decade of exposure to luxury real estate in New York, Dubai, Singapore & India. I have extensive international finance and investment experience with an in-depth knowledge of the global and local markets. My keen understanding of the client's requirements and the ability to bridge the cultural variances helps in recommending the most innovative, diverse and best suited solutions in an endeavor to identify assets with good yields and attractive capital appreciation.

Akash.Puri@sothebysrealty.com
07884 866 135



Gurgaon, Haryana, India, \$300,000-£2.4m
Central Park Resorts are ready to move-in luxury apartments, spread over 50 acres of land with 20 acres of greenery and world class amenities too.



Britton Street, Clerkenwell EC1

'Infinity House' is a Grade II Listed, Georgian house situated in the heart of Clerkenwell. The front portion of this unusually wide home is set across five floors of accommodation whilst the cleverly excavated basement provides a swimming pool with spa facilities, cinema room and a wine cellar. This impressive house has been envisaged and designed by the current owners, who are both internationally acclaimed designers, and benefits from three roof terraces; with spectacular views of the City including St Paul's and The Shard. Approximately 5,570 sq ft (517 sq m).



£7,999,950

Three reception rooms | Kitchen | Six bedrooms | Five bathrooms | Three roof terraces | Swimming pool | Sauna | Cinema | Wine Cellar | Secure private parking | Prime position | Architect designed

Freehold

Joint Agent: Hamptons International 020 3151 9432

London | Sotheby's
INTERNATIONAL REALTY





SOLD



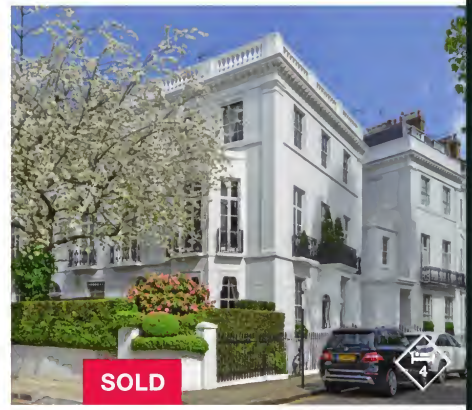
**Lennox Gardens,
Knightsbridge SW1X**
Guide price: £5,950,000



SOLD



**Princes Gate Mews,
Knightsbridge SW7**
Guide price: £5,750,000



SOLD



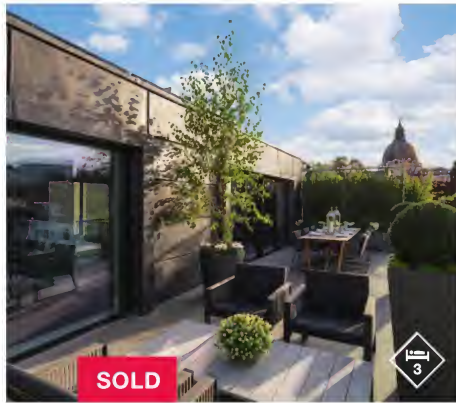
**Pelham Crescent,
Knightsbridge SW7**
Guide price: £9,250,000



SOLD



**Cadogan Court Gardens,
D'Oyley Street, Chelsea SW1X**
Guide price: £1,225,000



SOLD



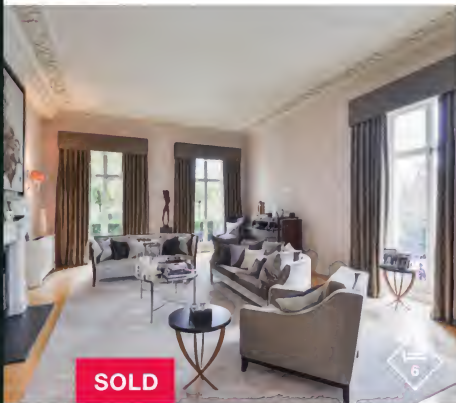
**Knights House,
Cheval Place, Knightsbridge SW7**
Guide price: £8,350,000



SOLD



**Sloane Street,
Knightsbridge SW1X**
Guide price: £6,495,000



SOLD



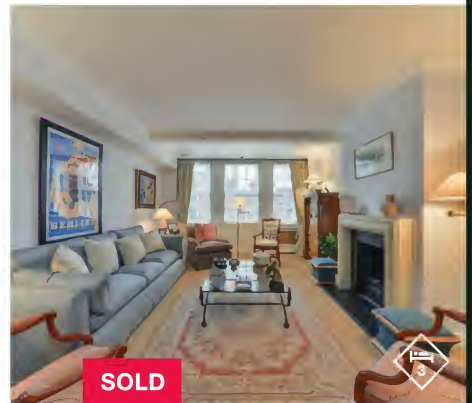
**Thurloe Square,
Knightsbridge SW7**
Guide price: £12,500,000



SOLD



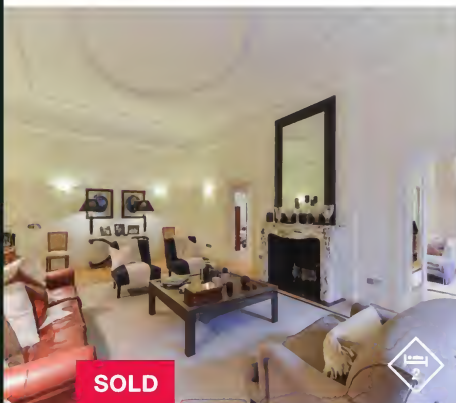
**Trevor Place,
Knightsbridge SW7**
Guide price: £7,250,000



SOLD



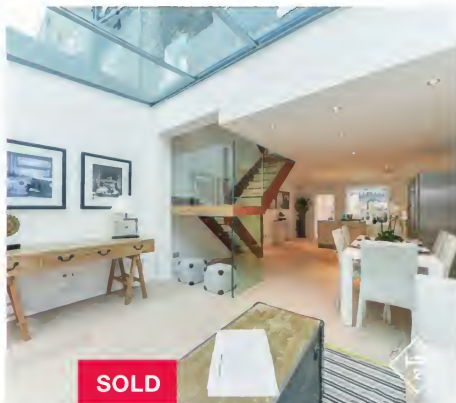
**Cranmer Court,
Whiteheads Grove, Chelsea SW3**
Guide price: £2,895,000



SOLD



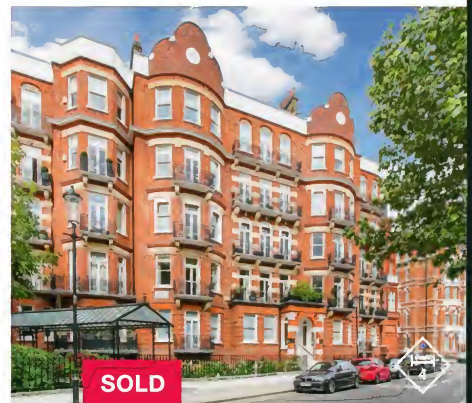
**Cadogan Square,
Knightsbridge SW1X**
Guide price: £8,950,000



SOLD



**First Street,
Knightsbridge SW3**
Guide price: £3,625,000



SOLD



**Cadogan Gardens,
Chelsea SW3**
Guide price: £3,950,000

EXCEPTIONAL RESULTS IN 2016

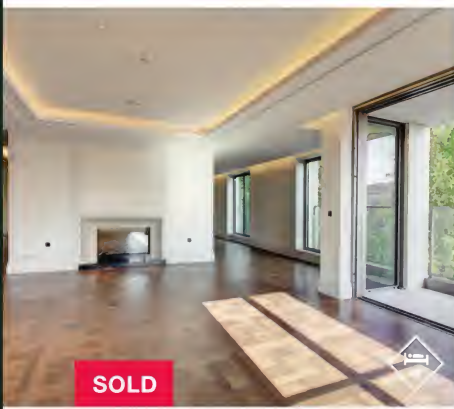
To arrange a free market appraisal of your property for sale or to let please contact us

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belgravia@knightfrank.com
020 3641 5907

[@KnightFrank](https://twitter.com/KnightFrank)
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OnTheMarket.com



SOLD

**Ebury Square,
Belgravia SW1**
 Guide price: £10,950,000



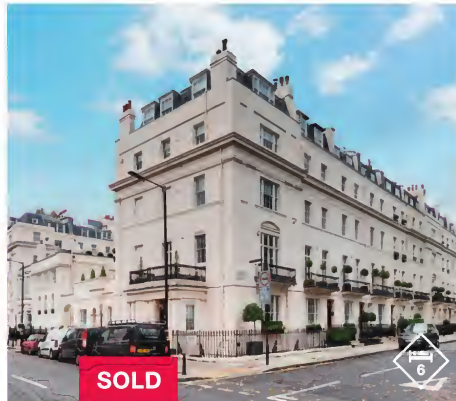
SOLD

**Eaton Terrace,
Belgravia SW1**
 Guide price: £6,500,000



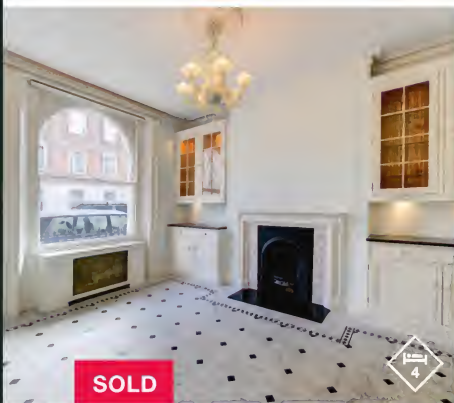
SOLD

**Lower Belgrave Street,
Belgravia SW1**
 Guide price: £3,000,000



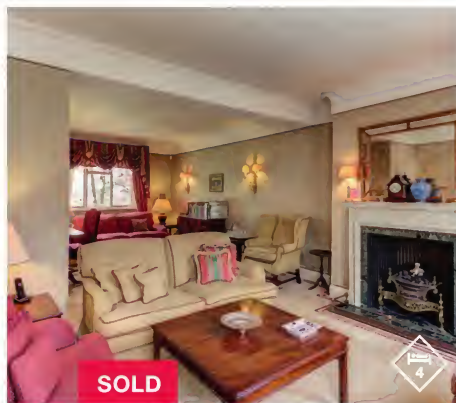
SOLD

**Chester Square,
Belgravia SW1**
 Guide price: £17,500,000



SOLD

**Elizabeth Street,
Belgravia SW1**
 Guide price: £6,150,000



SOLD

**Eaton Mews South,
Belgravia SW1**
 Guide price: £3,250,000



SOLD

**Eaton Square,
Belgravia SW1**
 Guide price: £6,950,000



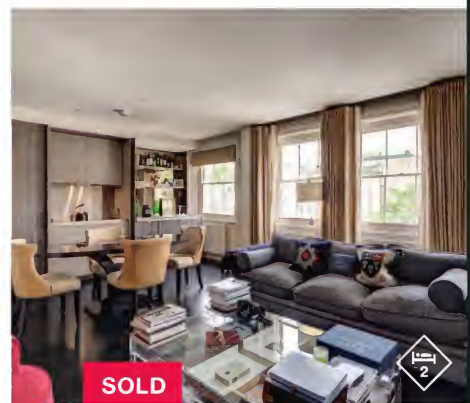
SOLD

**South Eaton Place,
Belgravia SW1**
 Guide price: £15,500,000



SOLD

**Wilton Row,
Belgravia SW1**
 Guide price: £3,750,000



SOLD

**Eaton Place,
Belgravia SW1**
 Guide price: £1,700,000

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Faster.

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Our understanding of the ever-changing market enables us to price your property accurately, so you can rely on Knight Frank to get you moving.

Call us today on 020 3544 2487 to arrange your free market appraisal.

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 [OnTheMarket.com](https://www.onthemarket.com)



Guide price: £1,950,000

Marsham Street, Westminster SW1

A recently refurbished lateral apartment located on the second floor of an Art Deco mansion block. 4 bedrooms, family bathroom, shower room, reception room, kitchen, guest WC/utility room, balcony, 24 hour concierge, parking, lift. EPC: C. Approximately 134.1 sq m (1,443 sq ft). victoriasales@knightfrank.com
 Office: **020 3544 2487**



Guide price: £21,000,000

Queen Anne's Gate, Westminster SW1

An exquisite Grade I listed terraced house which has been immaculately refurbished to an incredibly high standard. 5 bedrooms, 6 bathrooms, 6 reception rooms, kitchen/breakfast room, cigar room, wine store, 2 terraces, garden. Approximately 671.7 sq m (7,230 sq ft). victoriasales@knightfrank.com
 Office: **020 3544 2487**

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Your perfect tenant.
Let with Knight Frank.

Our local expertise and global network mean that we can find a reliable tenant for your property; and with an average tenancy of nearly two years, Knight Frank not only helps you find them – but keep them as well. Call us today to arrange your free market valuation:

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All potential tenants should be advised that as well as rent, an administration fee of £276 and referencing fees of £48 per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit KnightFrank.co.uk/tenantcharges

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Guide price: £1,195 per week

Kings Gate Walk, Westminster SW1

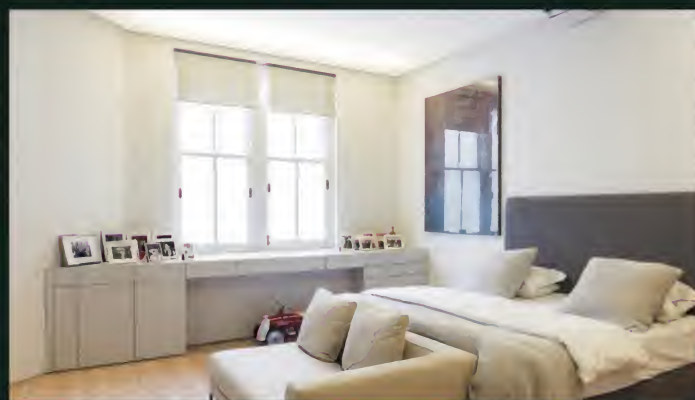
Incredible two bedroom apartment on the sixth floor of the stylish Kings Gate development. Master bedroom with en suite, further bedroom, shower room, reception room with kitchen, lift access, 24 hour concierge. EPC: B. Approximately 96.2 sq m (1,035 sq ft). Available furnished. victorialettings@knightfrank.com
 Office: **020 3641 6034**



Guide price: £4,995 per week

Palace Street, Westminster SW1

An immaculate triplex penthouse on the seventeenth floor of a modern development. 5 bedrooms, 5 bathrooms, reception room with kitchen, media room, roof terrace, lift access, concierge, parking. EPC: C. Approximately 418 sq m (4,503 sq ft). Available furnished. victorialettings@knightfrank.com
 Office: **020 3641 6034**



South Audley Street, Mayfair W1K

A contemporary two bedroom lateral apartment

A stunning two bedroom apartment located in the heart of cosmopolitan Mayfair, surrounded by some of the world's most prestigious fashion, heritage and lifestyle brands. Located on the second floor of a period building, the property has been impeccably designed with entertaining in mind. Hallway, 2 bedrooms, 2 bathrooms, reception/dining room, kitchen. EPC: D. Approximately 130 sq m (1,393 sq ft).

Leasehold: approximately 79 years remaining

[KnightFrank.co.uk/mayfair](https://www.knightfrank.co.uk/mayfair)
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LILLIE SQUARE | EARLS COURT SW6

MODERN GARDEN SQUARE LIVING

Coming soon a selection of exclusive 1, 2, 3 bedroom apartments and choice of penthouses to rent in the new and exclusive Lillie Square.

24 hour 5-star concierge | Security | Clubhouse to include gym, pool, luxurious health spa, sauna and steam room, cinema and elegant lounge area.

Prices from: | £525 per week - £3,500 per week



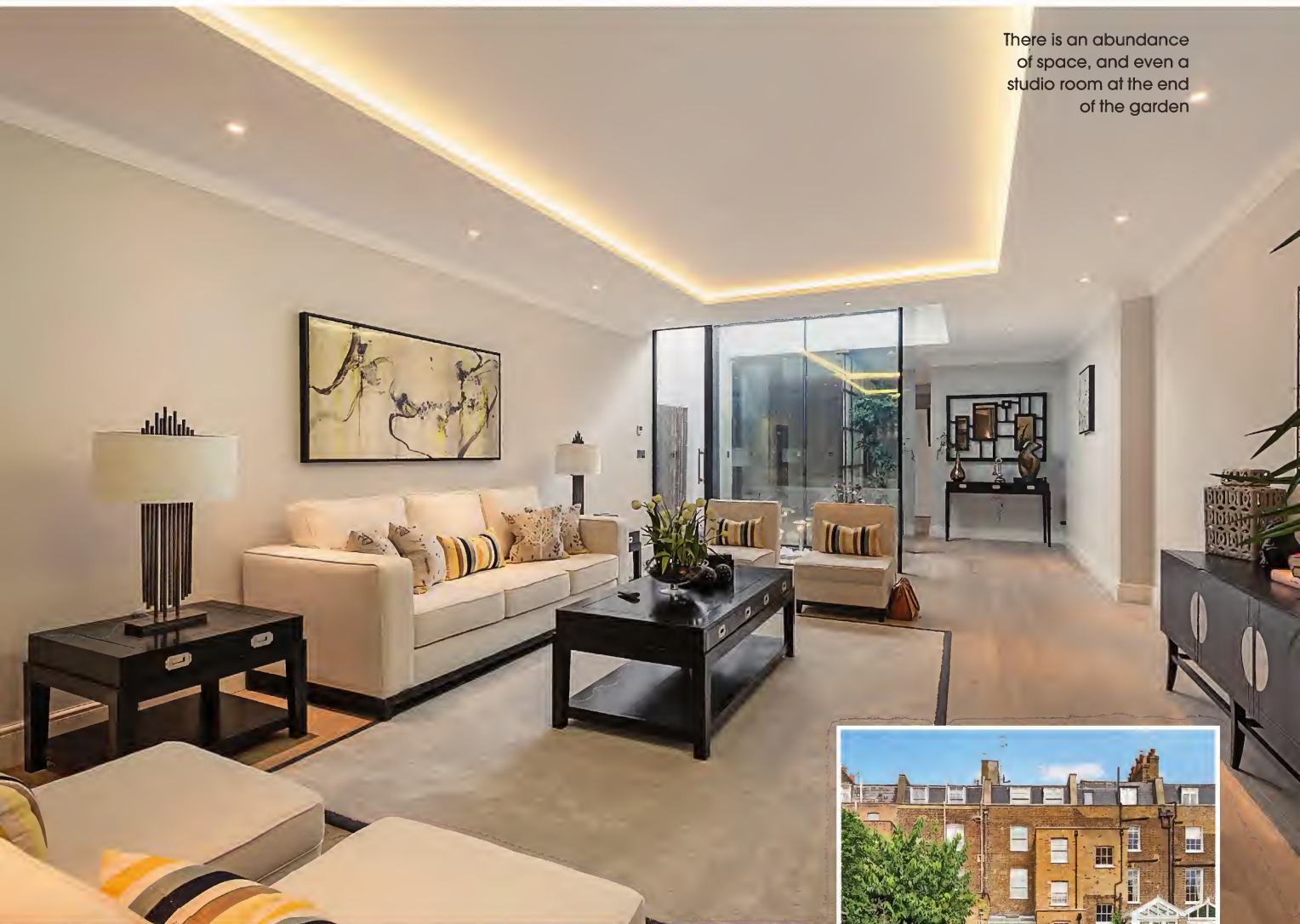
Knight Frank South Kensington
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southkenlettings@knightfrank.com
KnightFrank.co.uk/lilliesquare



MY DREAM HOME

The Chelsea home with plenty of space, both inside and out

There is an abundance of space, and even a studio room at the end of the garden



SMITH STREET SW3



Antonia Thorp, Partner
Knight Frank Knightsbridge

Why it's a great buy...

This is a fabulous house with an exceptional garden in the heart of Chelsea.

The wow factor...

The 85ft west-facing garden and a unique studio room at the far end that would be absolutely ideal for a home office, artist

studio/yoga room or even a homework/revision room away from the house for teenagers studying for exams.

Who it would suit...

This is an ideal family home ready for immediate occupation within walking distance of the King's Road

My favourite room...

The basement conversion has been turned into the dream space with a large family room, a cinema room and a small gym and sauna.

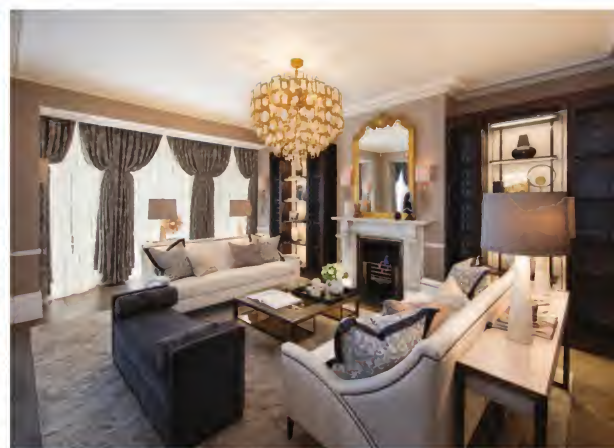


Why you should buy it...

If you are looking for generous amounts of living and entertaining space together with an amazing garden then look no further. This house has five bedrooms, air conditioning, under floor heating and all within walking distance of Sloane Square with underground links to the city in 20 minutes.

£7,250,000; 020 7591 8600
knightsbridge@knightfrank.com

Dexters



Queen Anne's Gate, SW1H

£21,000,000

A magnificent five bedroom historic Queen Anne townhouse overlooking St James's Park. Sumptuously refurbished with meticulous craftsmanship throughout, there are grand entertaining rooms, a spectacular master bedroom suite, spacious family living areas and a large private patio garden.

Dexters Westminster 12 Greycoat Place, London, SW1P 1SB
T: 020 7590 9578 E: westminstersales@dexters.co.uk

[dexters.co.uk](https://www.dexters.co.uk)

London property / professionals



De Vere Gardens, W8

£3,350,000

Set on the second floor of this beautiful building is a three bedroom, two bathroom apartment. Ideally situated in Kensington, the property has a private balcony with views to Hyde Park. De Vere Gardens is just south of Hyde Park, off Kensington High Street, energy rating c.

Dexters Knightsbridge 020 7838 0108



Chesterfield Hill, W1J

£11,950,000

An exceptional six bedroom new build townhouse set behind an original Grade II Listed Georgian façade, in the heart of Mayfair. It has a lift, games room, cinema room and separate staff accommodation. Located close to Mount Street Gardens, the property is well placed for enjoying the best Mayfair has to offer, energy rating e.

Dexters Mayfair 020 7590 9590





Palace Gate, W8

£3,495,000

Located south of Hyde Park, this three bedroom apartment offers spacious accommodation in one of the most sought after locations in London, energy rating d.

Dexters Knightsbridge 020 7838 0108



Park Mansions, SW1X

£1,990,000

In the centre of Knightsbridge with Harrods on your doorstep is this one bedroom penthouse. Located in a popular building opposite One Hyde Park, energy rating e.

Dexters Knightsbridge 020 7838 0108



Upper Grosvenor Street, W1K

£2,250 per week

A two bedroom penthouse apartment on the top floor of this converted period building. It has a private roof terrace and is moments from Grosvenor Square, energy rating e.

Dexters Mayfair 020 7590 9595



Herbert Crescent, SW1X

£16,500 per week

This grand, seven bedroom home in Knightsbridge has a swimming pool, steam room, private garden, roof terrace, lift and staff accommodation, energy rating e.

Dexters South Kensington 020 7244 7711

BURTON MEWS, SW1



Freehold

POA

A fabulous freehold mews house that is presented in excellent condition with spacious reception rooms and a private patio garden ideal for entertaining and three large double bedrooms.

- 3 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Kitchen
- Cloakroom
- Patio
- Utility Room
- Parking
- Garage
- EPC Rating D

BOSCOBEL PLACE, SW1



Freehold

£4,950,000

An extremely desirable, wide four bedroom Belgravia mews house with two garages and two parking spaces in the mews.

- 4 Bedrooms
- 3 Bathrooms
- 2 Reception Rooms
- Wide Drawing Room
- Dining Room
- Kitchen
- 2 Integral Garages
- Further Parking
- EPC Rating E

Joint Sole Agents:  OnTheMarket.com



ADMIRAL COURT, ADMIRAL SQUARE SW10



An attractive three bedroom 2nd floor apartment recently modernised offering light and spacious accommodation with a sunny south-easterly aspect and fabulous views over the River Thames.

- Large Reception Opening Onto Balcony
- Kitchen
- 3 Bedrooms
- 3 Bathrooms
- Lift and Portage
- Underground Parking
- 24 Hour Site Security and Video Entry Telephone

Unfurnished

£1,475 per week (fees apply)

QUEENS GATE SW7



An outstanding contemporary first floor one bedroom apartment situated within a fine recently refurbished stucco fronted property.

- Reception Room with Open Plan Luxury Kitchen
- Double Bedroom with En-Suite
- Guest WC
- 2 Balconies
- Lift and Porter

Furnished

£950 per week (fees apply)



tel: 020 7730 9253
reception@bestgapp.co.uk

THE IMPORTANCE OF VISION

Gama Property is a property development company like no other, so what is it that sets them apart? Chairman and owner Yisrael Mazin lets us know the secrets

Words BETHAN ANDREWS

Firstly, can you tell us a bit about yourself? I was interested in business from the age of 15 and I used to go to the US Embassy and look at books about how to be successful in the US. I started high-tech businesses in my early career, but I also did a lot of mentalist shows and was asked to make further shows in Las Vegas, which helped me to learn about the importance of intuition and confidence in business.

Can you tell us about your background in the high-tech business? The most successful company to create all my equity was Memco, which was a security software solution that I created, and the skills in high-tech from that have served me throughout all my other projects. We started the company with four people, including my brother, and by the end we had 500 people employed around the world, and we sold it for around \$550m. I was in the media a lot and on all the primetime shows in the US and Israel. I then started small high-tech companies, but I wanted to diversify investments and this is what led us into the property market.

What was it about the London property

market that appealed to you? After we sold Memco we had a lot of equity and although we would stay in high-tech, we wanted to move to London because it was such an attractive and safe market. Many people in the business see it as a safe haven, even in its worst times. When it went down, it still went up at moments too – something that is extremely rare. We knew it would help us to diversify our business. We had enough experience to make sure that we were better and more unique than other people in the market.

Is the London market one of the most exciting in the world? Yes, definitely so.

In some developing countries you can make more profits, but the market in London is much more low risk. Even in the US, when the crash happened, you couldn't sell

properties at all in many places, whereas in London that didn't happen.

What inspired the launch of Gama Property in 2010? We wanted safe investments that might give us less return than high-tech, but much less risk. Ori Mazin, Roy Elchanan and I decided that once we became established here,

Many people in the business see London as a safe haven, even in its worst times

we could move onto other countries as well. London will be the main market for us, and that was always the plan. It's such an attractive market.

What would you say is the unique selling point to your company? We control everything within Gama, and we have a very set approach that works for any project so there is never any confusion about what is to happen with a development. Everything is very systematic; otherwise you can't develop high-tech or high-end





products successfully. It's very important to us that we make every project high standard so that you know it's a Gama property when you walk in.

What do you look for when considering an acquisition? First we look that we can add value to it, in various different ways. Secondly, we want to add the right product to a certain area and thirdly, that we will gain reasonable profits as we are a business. Timing is very critical in any business; it has to be the right time.

Once you have purchased, what would the next step be for the project? Because we came from the high-tech

world, which is very systematic, we would use this approach here too. We have a certain process and infrastructure that is very well established, so when we have bought a property, the CEO will manage it and our team of architects, planners, construction professionals and interior designers will start their own plans for the building according to our

plan. We control everything, which is why we can start and finish in very high end, luxury developments, as we are always sure that we are heading in the right direction.

What can you tell me about current developments on the market? We have two developments that we have been working on recently, which are all already sold. We bought an amazing building in Belsize Park, which is a block of five flats that needed rebuilding inside from scratch. We started the Gama process and we created five luxury flats that have already all sold – even in this market. We bought the oldest fire station in the UK in Woolwich and we have started to convert it into nine amazing flats. Already, we have people who want to buy them off-plan.

2016 has been a tough year – have you been affected in any way? We've been affected by the uncertainty of Brexit, but we are still working in a high position and it was less than expected. When we started working on some projects in September, we saw that there was still such a high demand. In some places, some prices even went up and we still had more than one buyer bidding for properties.

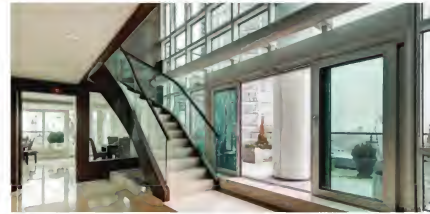
The uncertainty might mean that we find ourselves a year behind the progress that we estimated, but it won't completely put the brakes on. It depends on the end agreement, which is where the uncertainty comes from. So, we are changing locations and looking at price brackets accordingly – but this is an important element of business regardless of Brexit, and merely depending on the current climates in the city.

Looking further ahead, what are your ambitions for Gama Property? We are always looking to become a top, global company and to become a company that everyone trusts. This is what makes a successful business.

Find out more by calling 020 3603 8111 or visiting gamaproperty.co.uk

HARRODS ESTATES
LUXURY PROPERTY AGENTS

Established 1897



**A SUBSTANTIAL AND RARE TO THE MARKET FOUR-BEDROOM TRIPLEX PENTHOUSE
THE PENTHOUSE, KESTREL HOUSE, ST GEORGE WHARF SW8**

- Direct lift access
- 360 degree views
- Eight separate terraces

- Over 5,500sq ft living space
- Three parking spaces
- EPC rating D

CHELSEA OFFICE:

T: 020 7225 6700

mark.greenway@harrodsestates.com

Guide Price: £8,000,000

Leasehold: Approximately 982 years



**A THREE-BEDROOM APARTMENT IN A POPULAR KENSINGTON DEVELOPMENT
SOVEREIGN COURT, KENSINGTON W11**

- En-suite master
- 432sq ft reception
- Secure underground parking

- 24-hour security
- 1,367sq ft / 128.2sq m
- EPC rating B

KENSINGTON OFFICE:

T: 020 3650 4600

nicholas.shaw@harrodsestates.com

Guide Price: £2,550,000

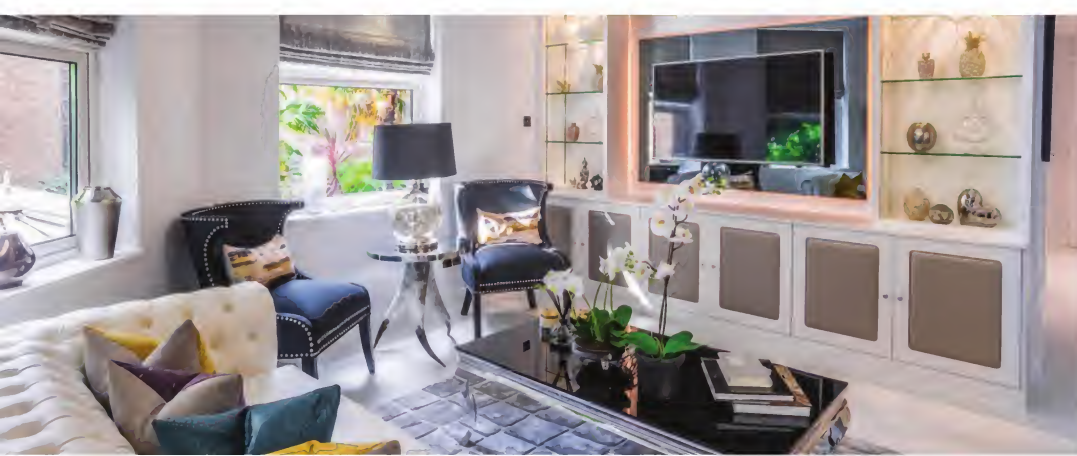
Leasehold: Approximately 980 years

Harrods

HARRODSESTATES.COM

HARRODS ESTATES
LUXURY PROPERTY AGENTS

Established 1897



RENOVATED THREE-BEDROOM APARTMENT IN THE HEART OF LITTLE VENICE
WARRINGTON GARDENS, W9

- Open-plan living space
- Renovated to exacting standard
- Secure underground parking
- 24-hour porter
- 1,190sq ft / 111sq m
- EPC rating C

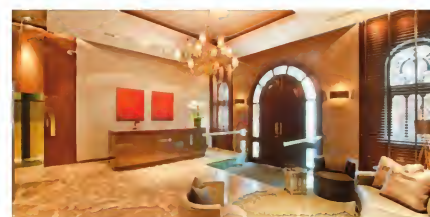
Guide Price: £1,700,000

MAYFAIR OFFICE:

T: 020 7409 9001

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Guide Price: £4,175,000

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ROBERT BUTTERWORTH

HEAD OF RESEARCH, JACKSON-STOPS & STAFF

Why you should always read between the lines

On average, house prices across London have continued to appreciate strongly, increasing 10.9% annually (as at Sep 16, according to latest Land Registry data). Recent press articles have focused on the slowdown of house prices in London's prime markets where higher value property has seen comparatively less growth on average. The most expensive boroughs, Kensington & Chelsea and City of Westminster, changed 1.9% and -1% respectively, over the same annual period.

A number of events have coincided, culminating in compounded uncertainty and postponement of decisions within the market. Buyers and sellers alike have had to adapt to greater political and economic uncertainty, which links directly to lower confidence in some markets. The major Stamp Duty Land Tax reforms of December 2014 and March 2016 have raised the cost of buying property over £1m significantly, impacting the higher end of the market. Overseas purchasers, predominantly affecting central London regions, have been subject to additional holding and transactional costs. The ambiguity surrounding Brexit, along with the US election, have been reasons for some buyers and sellers to delay decisions. Additionally, the significant capital appreciation across all London markets over the past eight years has prompted some concern over the likelihood of continued strong growth.

Despite uncertainty, the London



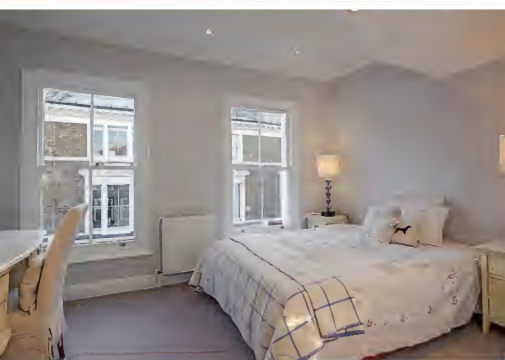
Since the EU referendum we have seen an increase in applicants looking to buy across London

property market remains fundamentally strong and continues to see meaningful average annual growth rates. The slowdown in the higher value areas bodes well for sustained price levels. Since the EU referendum we have seen an increase in applicants looking to buy across our London network, some 15% higher in August, September and October than the previous three months. This can be attributed to pent-up pre-

referendum demand and links with a 29% increase in property viewings in the last three months compared with the same period in 2015.

We anticipate the Greater London market to end the year with growth between 5-10%, with higher value boroughs seeing marginal annual growth. In 2017 we expect the market to continue to function at a similar pace, with the top-end being depressed from greater exposure to higher taxation and uncertainty and Greater London showing slightly stronger signs of growth.

For more information call the Pimlico office 020 7828 4050, email pimlico@jackson-stops.com or visit jackson-stops.co.uk



Stratford Road, W8 £1,250,000 Leasehold

A beautiful split-level maisonette located in the heart of Stratford Village. The property occupies the entire residential element of the building and benefits from its own front door. The flat has recently been refurbished in a neutral and traditional way to suit all buyers' tastes and has large sash windows throughout which flood the flat with natural light. Stratford Road is home to a variety of independent shops with a wider range of shopping and transport facilities found on Kensington High Street. EPC=D. Reception room, two bedrooms, two bathrooms and kitchen. **Sole Agents**

020 7937 9976 michael@mountgrangeheritage.co.uk

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Inkerman Terrace, W8 £3,995,000 Freehold

A charming and well-presented four/five bedroom family home which is arranged over five floors. The property spans some 2,404 sq ft and offers flexible living accommodation, good natural light and neutral decor throughout. On the doorstep you have a variety of independent shops on Stratford Road with the wider range of amenities on Kensington High Street just a short walk away. The area also boasts an excellent range of schools. EPC=F. Two reception rooms, five bedrooms, three bathrooms, dining area, kitchen and garden. **Joint Sole Agents - Knight Frank**

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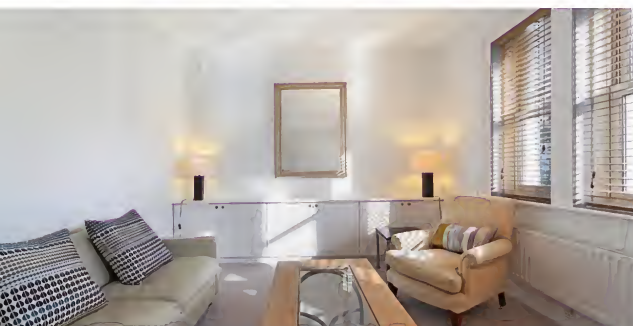
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Ladbroke Gdns, W11 £540 per week Fees Apply
Amazing upper maisonette with an abundance of natural light. The flat occupies the front half of the third and fourth floors of an exceptionally well-maintained building in prime Notting Hill. EPC=C. Reception room, bedroom, bathroom, kitchen, roof terrace and communal gardens. Furnished. **Sole Agents**
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St Lukes Mews, W11 £435 per week Fees Apply
A stunning newly refurbished one bedroom flat, located in the heart of Notting Hill. The property boasts high ceilings and an open-plan kitchen reception with ample space for entertaining. EPC=D. Reception room, bedroom, bathroom and open-plan kitchen. Furnished or unfurnished. **Sole Agents**
020 7221 2277 sophie@mountgrangeheritage.co.uk



Elgin Crescent, W11 £460 per week Fees Apply
Newly refurbished south-facing flat, on this fashionable street in the heart of Notting Hill just moments from all the most popular bars, shops and restaurants around Portobello Road and Westbourne Grove. EPC=E. Reception room, bedroom, bathroom and kitchen. Furnished. **Sole Agents**
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Brunswick Gardens, W8 £625 per week Fees Apply
A completely stunning, light and bright flat in prime location just off Notting Hill Gate and close to Kensington High Street. The spacious reception room has a west-facing balcony over-looking this beautiful tree-lined street. Ideal for young professionals. EPC=D. Reception room, bedroom, bathroom, kitchen and balcony. Unfurnished. **Sole Agents**
020 7221 2277 hannah@mountgrangeheritage.co.uk



Kensington Park Gardens, W11 £595 per week Fees Apply
A handsome flat with direct access to the gorgeous Stanley Gardens. Offering a sizeable reception room, large bedroom with excellent storage and located just a couple of minutes from Westbourne Grove and Portobello Road. EPC=D. Reception room, bedroom, bathroom, kitchen and direct access to communal gardens. Unfurnished. **Sole Agents**
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Crabtree Lane, SW6

£1,375,000

As sole agents, we are delighted to offer this stunning Edwardian house located only a short walk from prestigious Bishops Park and picturesque Thames Path. This freehold property is larger than average and has been refurbished in a contemporary style to a very high standard. Featuring a superb refitted kitchen/ dining room with glazed doors leading to a private garden, four bedrooms, two bathrooms, the house benefits from a large cellar/basement area with potential to be converted into additional living space, STPP. The property is located on the popular Crabtree Estate and offers great transport links, easy access to A4 as well as to the superb shopping and transport amenities of Hammersmith Broadway and will make a beautiful family home.
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Property Size: 1,463 sq ft (135.92 sq m) excluding additional cellar / basement area



JONATHAN ACHAMPONG, WEDLAKE BELL

What you need to know when
considering a flat renovation



Q I own the top floor flat in a converted Victorian house in Fulham. I would like to convert the loft so that my flat has another floor. Is there anything to prevent me from being able to do this?

A A loft conversion can be a very sensible way of adding space, as well as value, to your property. However, aside from any planning consents that you may require, the landlord has the potential to disrupt your plans.

The first thing to consider is whether the loft space is included in your demise. The wording of the lease and the lease plan should enable you

to establish the position. If the loft has not been demised to you, there is no way of forcing the landlord to transfer or sell it to you. Even if the landlord agrees to sell the loft space to you, there is no legal mechanism available to require him to agree a reasonable figure.

If the landlord does sell the roof space to you, or it is already included in your demise, it will be important to check the lease to see what it says about your ability to carry out alterations. Most residential leases require the leaseholder to obtain the landlord's prior written consent before carrying out any alterations. In order to obtain a

'licence for alterations', the landlord will almost certainly want to see plans and specifications in respect of the proposed works.

There will be a range of issues that will need to be considered, such as whether your service charge liability will change, whether the airspace above the roof will be demised to you, statutory restrictions, who will assume responsibility for the maintenance of the roof, party wall issues and so on. The process could take a number of months to finalise so it is vital that you instruct a good team of professionals to assist you.

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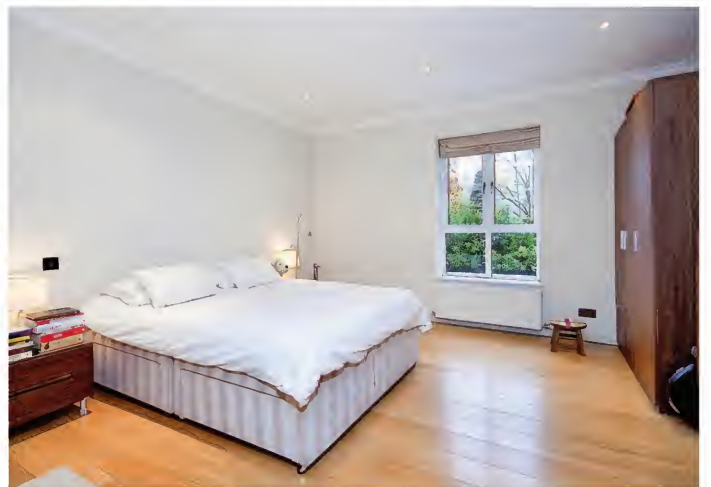


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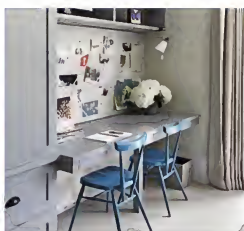
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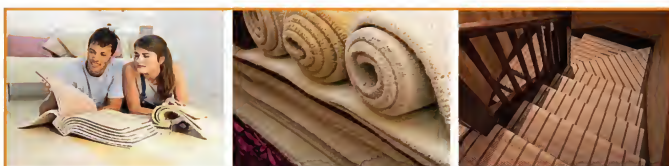
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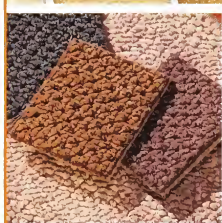
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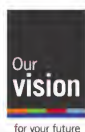
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